



ENNIS CITY COMMISSION AGENDA
TUESDAY, JULY 1, 2025
6:00 PM

CITY OF ENNIS CITY HALL
COMMISSION CHAMBERS
107 N. SHERMAN
ENNIS, TEXAS 75119
(972) 875-1234

As authorized by Texas Government Code Section 551.071 - this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Ennis reserves the right to re-align, recess, or reconvene the Regular Session or called Executive Session or order of business at any time prior to adjournment.

ENNIS CITY COMMISSION MEETINGS ARE NOW LIVESTREAMED AT
www.ennistx.gov/citycommissionlivestream

A. CALL TO ORDER

- Roll Call
- Invocation
- Pledge of Allegiance

B. PRESENTATIONS

- B.1. Final Airport Layout Plan (ALP) Presentation for the Ennis Municipal Airport by Kari Campbell, Woolpert

[Ennis ALP](#)

C. CITIZENS PUBLIC COMMENT PERIOD

The City Commission invites citizens to address the Commission on any topic not already scheduled for a Public Hearing. Citizens wishing to speak should complete a "Citizen Comment Period" form and present it to the City Secretary prior to the meeting. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the City Commission cannot take action on items not listed on the agenda. However, your concerns may be addressed by City Staff, placed on a future agenda, or responded to by some other course.

D. COMMISSIONER UPDATES

Pursuant to Texas Government Code Section 551.0415 the Mayor and Commission may report on the following items: (1) expression of thanks, congratulations or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming City Commission events; (5) information about community events; (6) announcements involving imminent threat to public health and safety.

E. PUBLIC HEARING

- E.1. Conduct a Public Hearing to discuss and consider approval of an Ordinance amending the Zoning and Zoning Map of the City of Ennis, Texas from Single-Family Residential-10 District (R-10) to Corridor Commercial District (CC) for an approximately 0.551-acre tract of land situated in the William Joice Survey, Abstract No. 573, generally located in the 1300 block of East Ennis Avenue at the southeast corner of East Ennis Avenue and Sonoma Trail in the City of Ennis, Ellis County, Texas. Ellis CAD IDs 186204 and 210096.

[Zoning Change 1300 block of E Ennis Ave](#)

F. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

- F.1. Discuss and consider approval of a Resolution ratifying the purchase of emergency repair services of the 14-inch wastewater force main located at 801 S. Jeter Dr., approximately 1,700 LF east of the Liska Lift Station, from D&S Field Services, LLC in a sum of ninety-three thousand two hundred fifty-two dollars and sixty-one cents (\$93,252.61).

[Liska Force Main Emergency Repairs](#)

- F.2. Discuss and consider approval of a Resolution accepting a Utility Easement from Murphy Oil USA, Inc. and authorizing the Mayor to execute all necessary documents.

[Utility Easement](#)

[Murphy Utility Easement Exhibit A](#)

G. EXECUTIVE SESSION

The City Commission will recess into closed Executive Session pursuant to Texas Government Code:

- G.1. Section 551.071(2) Consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act:

- Quality Incentive Payment Program and Contractual Obligations

- G.2. Section 551.071(2) Consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act and Section 551.087 - Discuss or deliberate regarding commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the territory of the city and with which the city is conducting Economic Development negotiations; and/or to deliberate the offer of a financial or other incentive to the business prospect:

- Project Sonoma Trail Center Section

H. ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION

- H.1. Consider and take appropriate action regarding the contract between the City of Ennis and HQIS for QIPP administration services.

I. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Ennis City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.ennistx.gov and said Notice was posted prior to the following date and time: **FRIDAY, JUNE 27, 2025 at 5:00 P.M.** and will remain posted for at least two hours after said meeting was convened.



ANGIE WADE, TRMC, CMC
City Secretary

City of Ennis City Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (972) 875-1234 or write to: PO Box 220, Ennis, TX 75120, at least 48 hours in advance of the meeting.



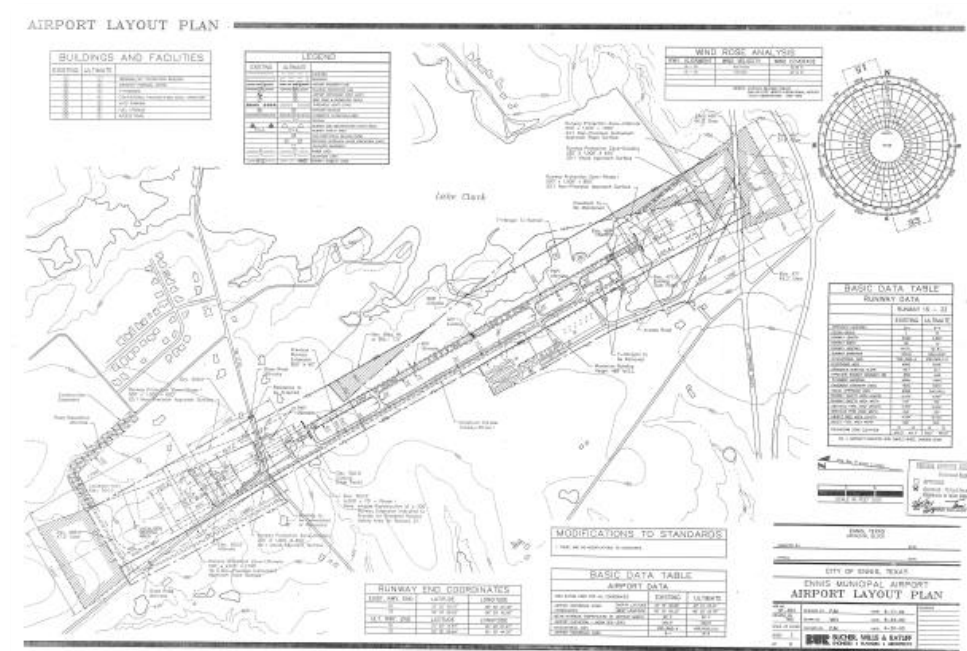
ENNIS MUNICIPAL AIRPORT **ALP UPDATE**



Planning Overview

This Airport Layout Plan (ALP) Update is an update of previous planning efforts to illustrate the **20-year** needs of current and future users of the airport.

Planning is important to ensure that **safe and orderly development** of the airport occurs in a manner that is **reflective of community values and goals**.



1993 Airport Layout Plan





Investigation

Inventory
Activity Forecast



Solutions

Facility Requirements
Development Plan



Implementation

Financial Planning
Capital Improvement
Airport Layout Plan



Stakeholder Engagement

Inventory – Airside Components



Runway



Pavements



Lighting



Inventory – Landside Components



Businesses



Fueling



Hangars

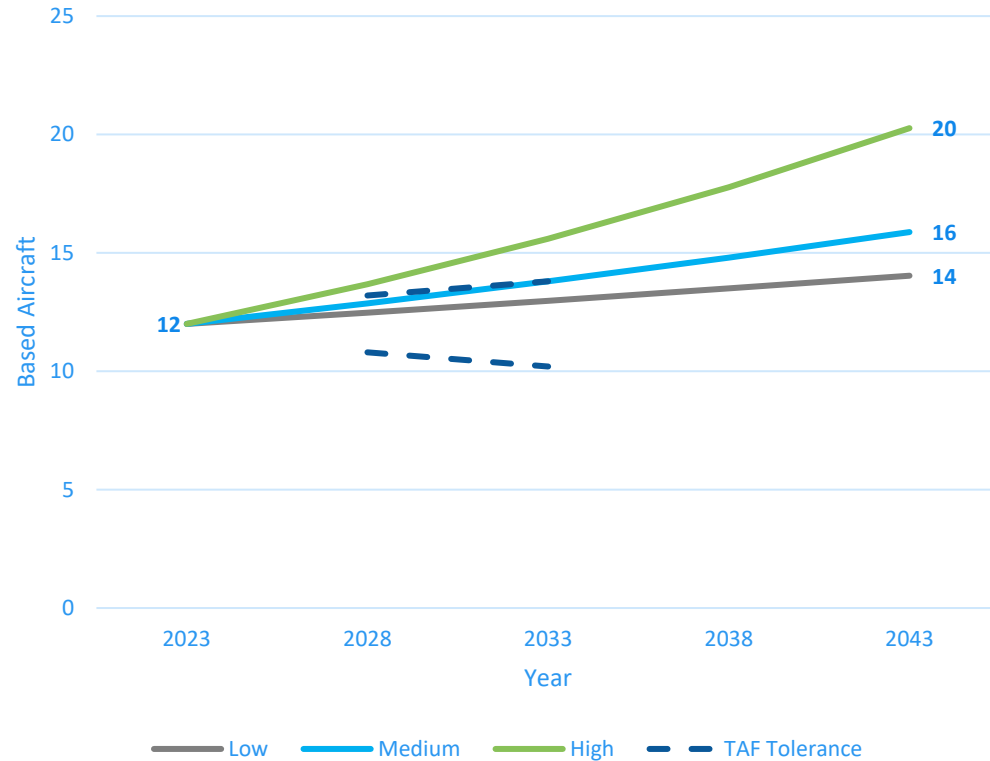


Parking

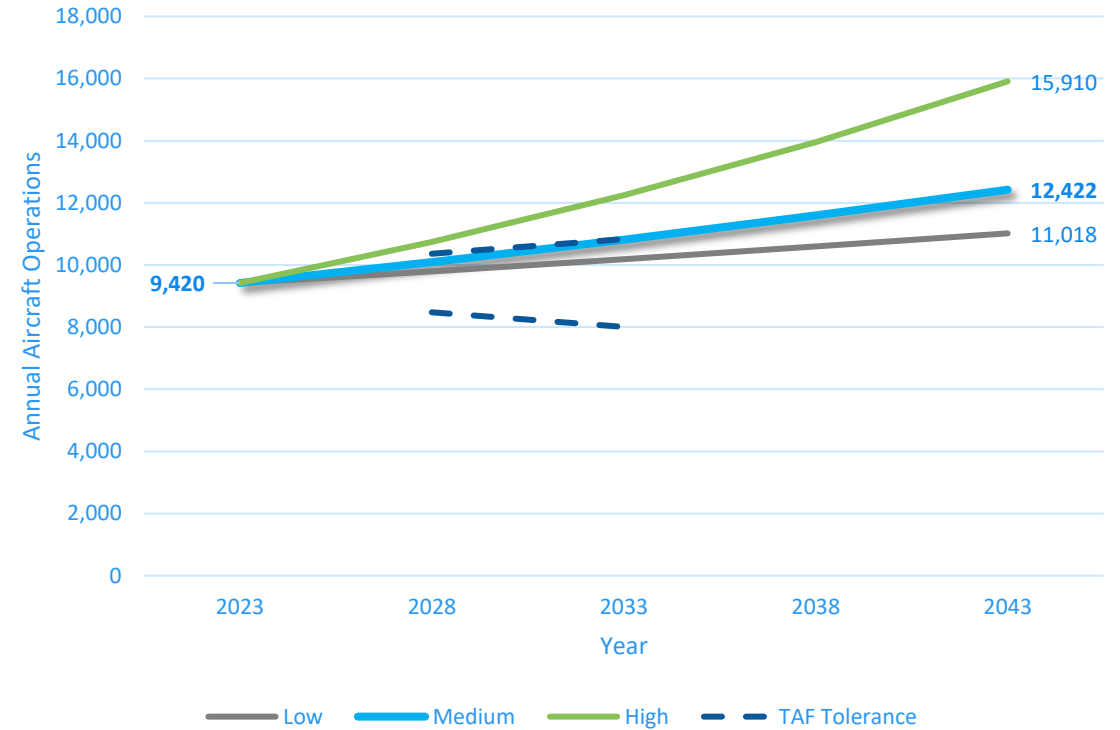


Forecast

Based Aircraft



Aircraft Operations



Medium Scenario Selected for Both Forecasts



Critical Design Aircraft

- Determined based on 500 annual itinerant operations of most demanding aircraft
- Defines airport design criteria, including runway length/width, safety areas, protection zones, setbacks, etc. based on critical design aircraft's airport reference code
- **Airport Reference Code** is made up of two key components: **Aircraft Approach Category** and **Airplane Design Group**
- "Small" designation established for aircraft less than 12,500 lbs.

Recommended Design Aircraft

Beech King Air 100



ARC: A/B-I Small



Incorporating Airport Improvements

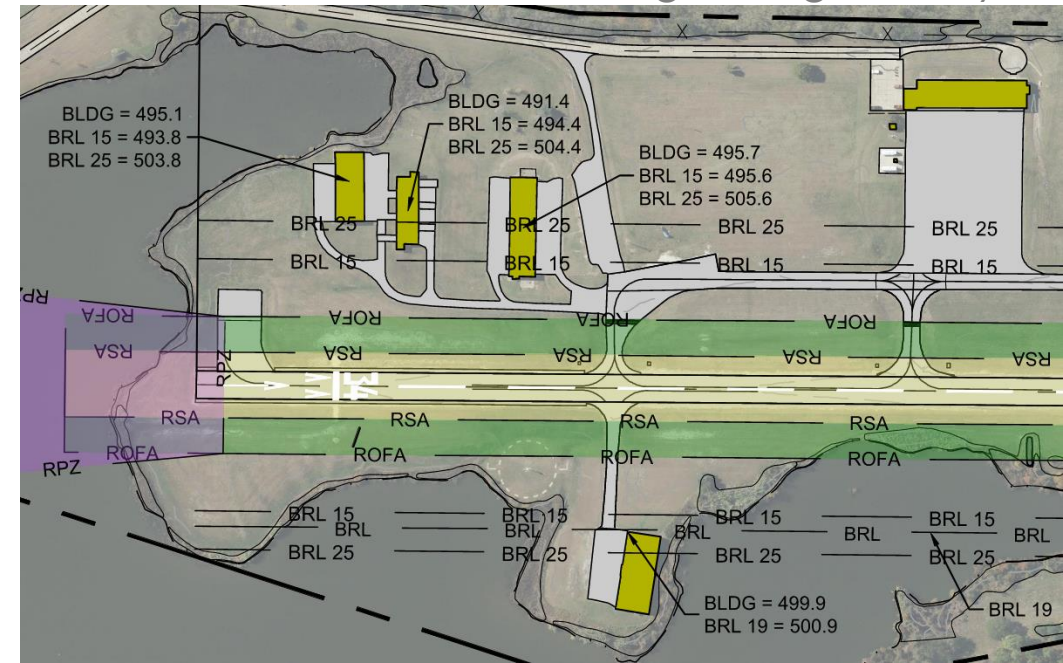
Airside

- Correct runway length (survey) from 3,999' to 4,011'
- Expand runway width to 60' (B-I Small Standard)
 - Relocate PAPIs and signs
- Extend Taxiway A to full-length, maintain current separation of 200' (B-I Small standard is 150', next higher ARC is 225')
- Automated Weather Observation System (AWOS)

Landside

- Terminal building expansion
- Hangar development
- Hangar realignment to meet standards
- Potential flight school

Hangar Height Analysis

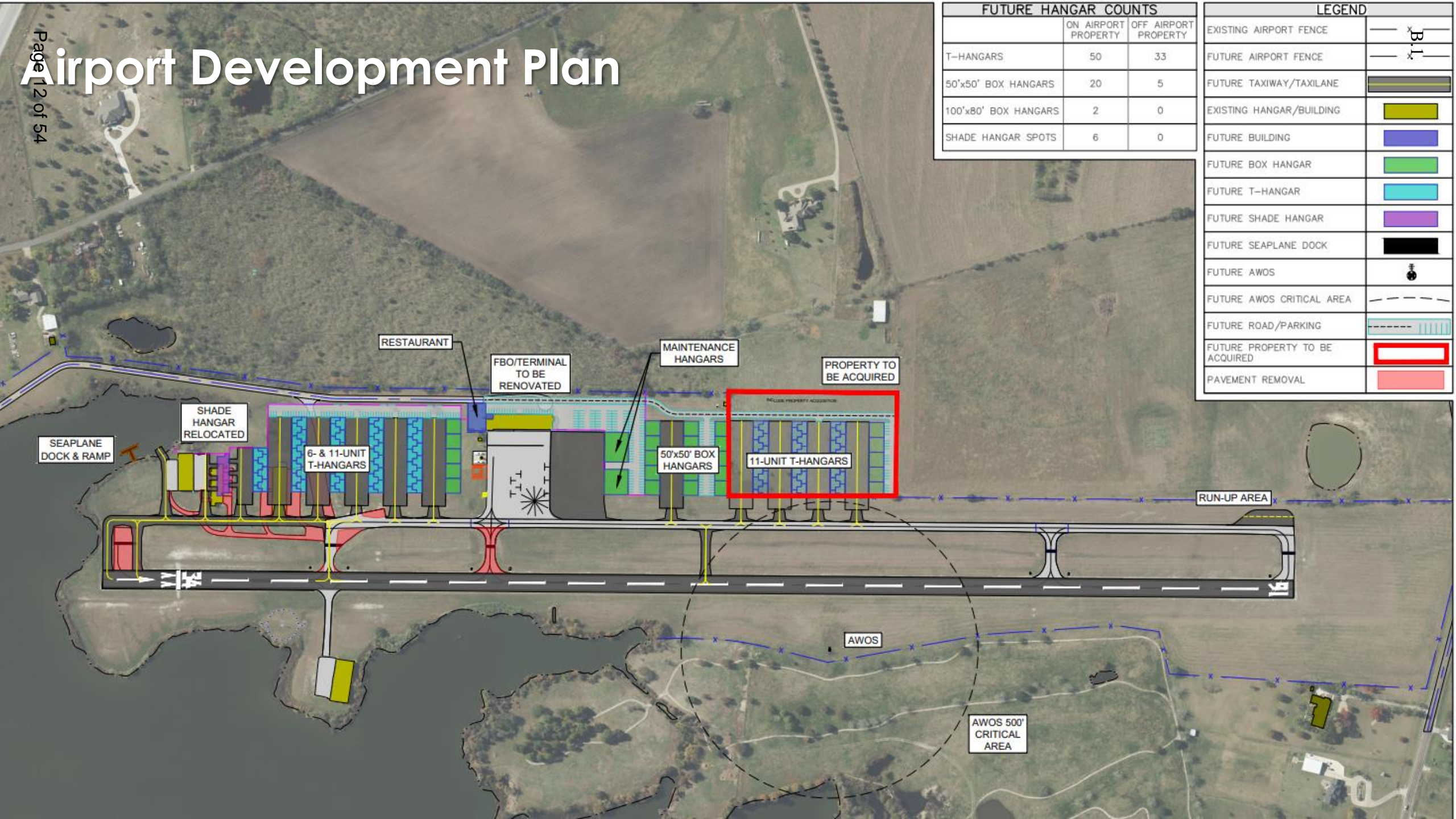


Airport Development Plan

Page 12 of 54

FUTURE HANGAR COUNTS		
	ON AIRPORT PROPERTY	OFF AIRPORT PROPERTY
T-HANGARS	50	33
50'x50' BOX HANGARS	20	5
100'x80' BOX HANGARS	2	0
SHADE HANGAR SPOTS	6	0

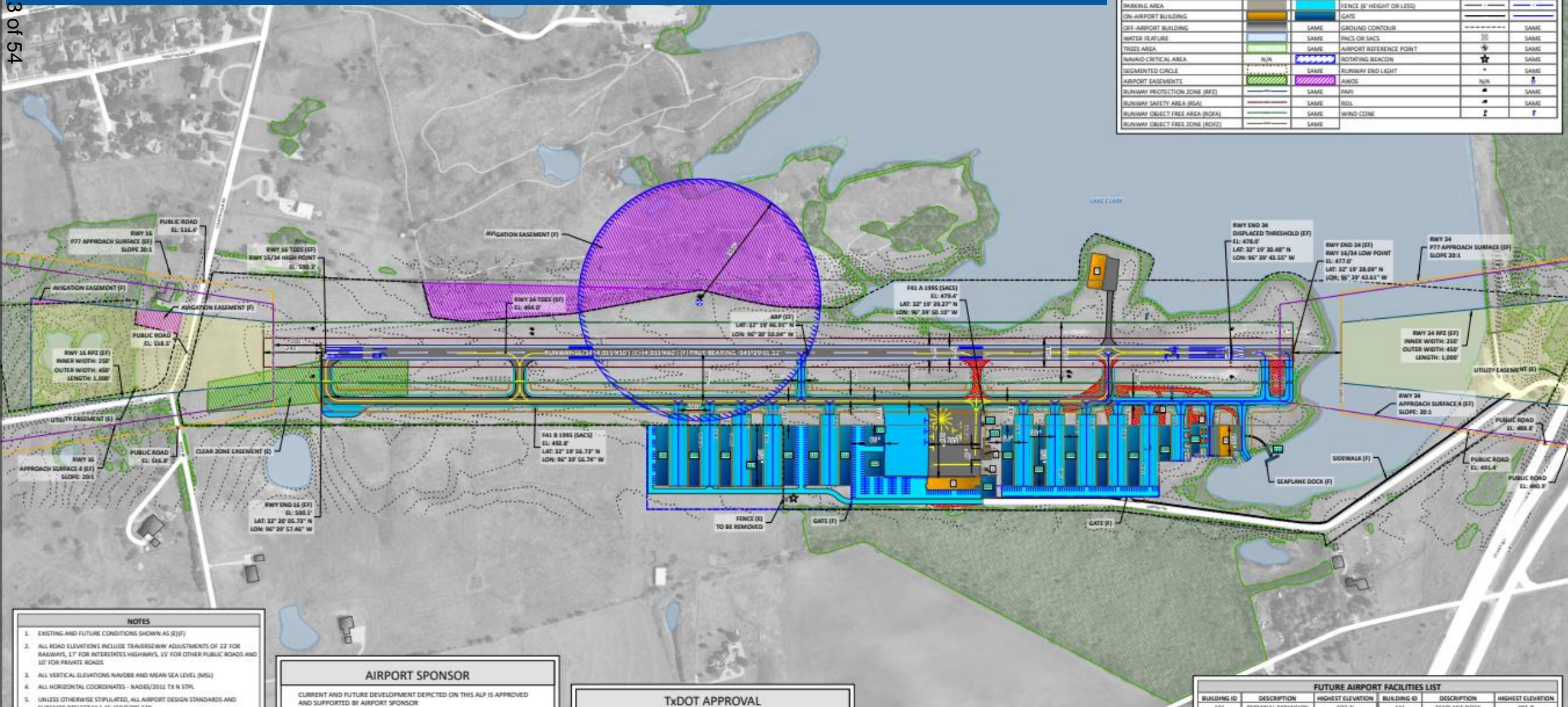
LEGEND	
EXISTING AIRPORT FENCE	—x—x—x—
FUTURE AIRPORT FENCE	—x—x—x—
FUTURE TAXIWAY/TAXILANE	—x—x—x—
EXISTING HANGAR/BUILDING	Yellow rectangle
FUTURE BUILDING	Blue rectangle
FUTURE BOX HANGAR	Green rectangle
FUTURE T-HANGAR	Cyan rectangle
FUTURE SHADE HANGAR	Purple rectangle
FUTURE SEAPLANE DOCK	Black rectangle
FUTURE AWOS	AWOS symbol
FUTURE AWOS CRITICAL AREA	Dashed line
FUTURE ROAD/PARKING	Blue dashed line
FUTURE PROPERTY TO BE ACQUIRED	Red outline
PAVEMENT REMOVAL	Pink area



Future Airport Layout Plan

submitted to FAA for review

LEGEND					
LEGEND ITEM	EXISTING	FUTURE	LEGEND ITEM	EXISTING	FUTURE
AIRPORT PROPERTY BOUNDARY			BUILDING RESTRICTION LINE (BRL 25')		SAME
AIRPORT PAVEMENT MARKINGS			TAXIWAY SAFETY AREA (TSA)		SAME
AIRPORT PAVEMENT			TAXIWAY OBJECT FREE AREA (TOFA)		SAME
TO BE REMOVED	N/A		R77 APPROACH SURFACE (20:1)		SAME
ROAD			APPROACH SURFACE		SAME
ON-RAMP AREA			FENCE (8' HEIGHT OR LESS)		SAME
OFF-AIRPORT BUILDING		SAME	GATE		SAME
WATER FEATURE		SAME	GROUND CONTOUR		SAME
TREES AREA		SAME	RACS OR SACS		SAME
NAVAID CRITICAL AREA	N/A		AIRPORT REFERENCE POINT		SAME
SEGMENTED CIRCLE			ROTATING BEACON		SAME
AIRPORT EASEMENTS			RUNWAY END LIGHT		SAME
RUNWAY PROTECTION ZONE (RPZ)		SAME	AWOS	N/A	
RUNWAY SAFETY AREA (RSA)		SAME	PAR		SAME
RUNWAY OBJECT FREE AREA (ROFA)		SAME	REL		SAME
RUNWAY OBJECT FREE ZONE (ROFZ)		SAME	WIND CONE		



- NOTES**
- EXISTING AND FUTURE CONDITIONS SHOWN AS (E/F)
 - ALL ROAD ELEVATIONS INCLUDE TRAVERSEWAY ADJUSTMENTS OF 2' FOR DRAINAGE, 1' FOR INTERSTATE HIGHWAYS, 2' FOR OTHER PUBLIC ROADS AND 1' FOR PRIVATE ROADS
 - ALL VERTICAL ELEVATIONS NAVD83 AND MEAN SEA LEVEL (MSL)
 - ALL HORIZONTAL COORDINATES - NAD83/2011 TX N SPT
 - UNLESS OTHERWISE STIPULATED, ALL AIRPORT DESIGN STANDARDS AND SURFACES REFLECT FAA AC 150/5300-13B
 - BUILDING RESTRICTION LINE (BRL) PROTECTS APPLICABLE OPERATIONAL SURFACES INCLUDING OFZ, OFA, RVZ, NAVAID CRITICAL AREAS, RPZ, AND PART 77 TRANSITIONAL SURFACES (ESTABLISHED AT 25')

SOURCES

* THE SITE PLAN AND LINE WORK IS BASED ON THE PLANIMETRIC MAPPING INFORMATION COLLECTED BY WOODPORT IN 2023.

AIRPORT SPONSOR

CURRENT AND FUTURE DEVELOPMENT DEPICTED ON THIS ALP IS APPROVED AND SUPPORTED BY AIRPORT SPONSOR

SPONSOR ACKNOWLEDGES APPROVAL OF ALP BY TXDOT DOES NOT CONSTITUTE A COMMITMENT TO FUNDING

TITLE, AIRPORT SPONSOR REPRESENTATIVE

SIGNATURE DATE

TxDOT APPROVAL

NAME TITLE DATE

SIGNATURE

EXISTING AIRPORT FACILITIES LIST			
BUILDING ID	DESCRIPTION	HIGHEST ELEVATION	LIGHTING TYPE
1	TERMINAL	503.3'	NONE
2	BUILDING	494.2'	NONE
3	FUEL TANK	496.0'	NONE
4	HANGAR	495.7'	NONE
5	HANGAR	495.6'	NONE
6	HANGAR	495.0'	NONE
7	HANGAR	499.8'	NONE

FUTURE AIRPORT FACILITIES LIST					
BUILDING ID	DESCRIPTION	HIGHEST ELEVATION	BUILDING ID	DESCRIPTION	HIGHEST ELEVATION
101	TERMINAL EXPANSION	503.3'	111	SEAPLANE DOCK	483.2'
102	FUEL TANK	492.2'	112	HANGAR	508.6'
103	CHANGING STATION	488.2'	113	HANGAR	510.2'
104	BOX HANGAR	508.4'	114	BOX HANGAR	508.6'
105	T-HANGAR	507.4'	115	BOX HANGAR	510.2'
106	T-HANGAR	506.6'	116	BOX HANGAR	512.8'
107	T-HANGAR	506.7'	117	T-HANGAR	512.8'
108	T-HANGAR	506.6'	118	T-HANGAR	513.9'
109	T-HANGAR	505.3'	119	T-HANGAR	514.7'
110	HANGAR	492.5'	120	BOX HANGAR	515.3'

FUTURE FACILITIES DO NOT PENETRATE THE AIRSPACE AND DO NOT REQUIRE OBSTRUCTION LIGHTING

Capital Improvement Plan

- Project costs estimated by Planning Period and Funding Type
- Majority of Airside costs assigned to Federal/State (FAA/TxDOT) for eligible projects.
- Majority of Landside costs assigned to Private developers for hangar development.

No obligation by any party to do these projects, rather this preserves the ability to do them in the future.

Project List	Total	Federal/State	Local	Private
<u>Short Term</u>				
AWOS Installation	\$322,600	\$290,340	\$32,260	-
Widen Runway 16-34	\$5,142,735	\$4,628,461	\$514,272	-
Taxiway Design Updates	\$1,151,252	\$1,036,126	\$115,124	-
South Hangar Area	\$7,040,045	-	-	\$7,040,045
Maintenance Hangars	\$5,701,468	-	-	\$5,701,468
<u>Intermediate Term</u>				
Shade Hangar Relocation	\$1,394,209	-	-	\$1,394,209
FBO Renovation	\$18,991,668	-	-	\$18,991,668
Fuel Farm Expansion	\$493,708	\$444,337	\$49,370	-
eVTOL Charging Station	\$46,374	-	-	\$46,374
T-Hangars	\$5,461,104	-	-	\$5,461,104
<u>Long Term</u>				
Seaplane Dock and Ramp	\$269,851	\$242,865	\$26,984	-
Box Hangars	\$6,685,617	-	-	\$6,685,617
Property Acquisition	\$580,600	\$522,540	\$58,060	-
North Hangar Development Area	\$25,996,672	-	-	\$25,996,672
Airport CIP Total	\$76,128,347	\$7,164,669	\$796,070	\$68,167,601





ENNIS MUNICIPAL AIRPORT

Business Planning

Rules & Regulations

Minimum Standards

Leasing Policy

Ennis Municipal Airport Lease Policy

1. Introduction

Ennis Municipal Airport serves as a gateway for general aviation to the City of Ennis and the surrounding region. As a single-runway facility with approximately 4,000 feet in length, it supports local aviation needs, including private flying, flight training, and a range of aeronautical services.

1.1 Authority and Governance

Owned and operated by the City of Ennis, the Airport's goal is to ensure efficient operation, maintenance, and development that balances community interests and aviation safety standards. The City establishes policies, including lease agreements, to manage the Airport effectively.

1.2 Purpose of the Lease Policy

The purpose of this lease policy is to outline the terms, conditions, and land and facilities at Ennis Municipal Airport. It aims to:

- Ensure fair and equitable access to Airport resources
- Promote the efficient and sustainable development of the Airport
- Support the Airport's operational, financial, and safety goals
- Ensure compliance with Federal Aviation Administration and applicable regulations.

1.3 Applicability to Airport Properties

This policy applies to all landside properties at Ennis Municipal Airport, including hangar spaces, buildings, service facilities, and other structures, under which these properties may be leased for aeronautical purposes, ensuring that all activities conducted on leased properties comply with applicable regulations, safety requirements, FAA grant assurances (where applicable), and the City of Ennis.

1.4 Policy Statement

The City of Ennis is committed to managing Ennis Municipal Airport in a safe, efficient, and fair manner for all Airport users and stakeholders. This policy is reflected in the establishment of a comprehensive lease policy.

Ennis Municipal Airport Rules and Regulations

1. Introduction

The Ennis Municipal Airport Rules and Regulations document serves as the foundational guideline for all operations, conduct, and activities within the premises of the Airport.

1.1 Purpose and Scope

The primary purpose of these Rules and Regulations is to establish a uniform and consistent framework for managing Airport operations, ensuring safety and security for all Airport users, including but not limited to tenants, commercial operators, general aviation pilots, and visitors. The regulations aim to:

- **Ensure Safety and Security:** To provide a secure environment for all Airport operations and activities, mitigating risks to personnel, property, and aircraft.
- **Protect Assets and Environment:** To safeguard the Airport's infrastructure and natural surroundings from damage, pollution, and misuse, ensuring sustainable operations.
- **Promote Efficient Use:** To optimize the utilization of Airport facilities, ensuring fair access and minimizing conflicts among different Airport users.
- **Compliance with Regulations:** To ensure all operations and activities at the Airport comply with federal, state, and local laws and regulations.

The scope of these rules encompasses all aspects of Airport operations, including aircraft operations, vehicular traffic, commercial activities, leasing, and the conduct of individuals on Airport property. They apply to everyone present on the Airport premises, regardless of the purpose or duration of their visit.

1.2 Application to Ennis Municipal Airport

While these Rules and Regulations are designed to be broadly applicable to Ennis Municipal Airport, it is recognized that the Airport has its unique characteristics and operational requirements. Ennis Municipal Airport serves general aviation, including private flying, flight training, and aeronautical service operations. Given its specific context, including its single-runway configuration, the planned expansion, and the focus on attracting aviation-related businesses and flight schools, certain regulations are tailored to directly address these unique aspects.

Airport users, tenants, and service providers are encouraged to familiarize themselves with these regulations, ensuring their activities align with the Airport's goals for safety, efficiency, and community integration.

Ennis Municipal Airport Minimum Standards for Commercial Aeronautical Activities

1. Introduction and Background

1.1. Airport Overview

Ennis Municipal Airport (F41) serves as an asset for the City of Ennis and the broader region it serves. This land-locked Airport, with a 4,011-foot runway, is poised for significant advancements, aiming to bolster its infrastructure and service offerings. Owned and operated by the City of Ennis, the Airport currently has 9 based aircraft and a part-time Fixed Base Operator (FBO) manager.

Recognizing the potential for growth and the need for modernization, Ennis Municipal Airport is undergoing a strategic planning process. In addition to an Airport Master Plan, a Business Plan is included to present the best options for management and revenue production. In tandem with these administrative enhancements, physical upgrades to the Airport's infrastructure are planned. Notably, the runway is set to widen from 50 to 60 feet, a change supported by both the Master Plan and secured funding, demonstrating the City's commitment to the Airport's development.

In anticipation of future growth, the City of Ennis envisions the Airport as a hub for aviation education and business. Plans to construct new hangars aim to attract and accommodate a diverse array of aviation-related activities, including a potential flight school. These initiatives reflect the city's strategic vision to leverage the Airport as a catalyst for economic development, educational opportunities, and enhanced services for the aviation community.

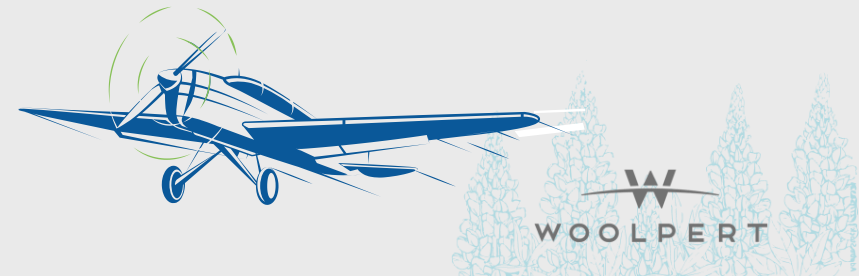
1.2. Purpose of the Document

This document establishes a new set of Minimum Standards for Commercial Aeronautical Activities at Ennis Municipal Airport. It is crafted to support the Airport's operational and developmental goals, ensuring that all commercial aeronautical activities conducted on-site align with high standards of safety, efficiency, and regulatory compliance. The document serves multiple key objectives:

- **Guidance for Current and Prospective Service Providers:** It outlines criteria for businesses wishing to operate at the Airport, ensuring that they meet or exceed established operational, safety, and service quality benchmarks.
- **Framework for Airport Management and Development:** The standards provide a foundational framework that guides the Airport's management practices, facility



THANK YOU



ENNIS CITY COMMISSION AGENDA SUMMARY FORM



To: City Commission

Subject: Conduct a Public Hearing to discuss and consider approval of an Ordinance amending the Zoning and Zoning Map of the City of Ennis, Texas from Single-Family Residential-10 District (R-10) to Corridor Commercial District (CC) for an approximately 0.551-acre tract of land situated in the William Joice Survey, Abstract No. 573, generally located in the 1300 block of East Ennis Avenue at the southeast corner of East Ennis Avenue and Sonoma Trail in the City of Ennis, Ellis County, Texas. Ellis CAD IDs 186204 and 210096.

Meeting: ENNIS CITY COMMISSION - 01 Jul 2025

Department: Building Official

Staff Contact: Jorge Barake, Planner

BACKGROUND INFORMATION:

On June 9, 2025, the Planning and Zoning Commission held a public hearing and considered a zoning change from Single-Family Residential-10 District (R-10) to Corridor Commercial District (CC) for an approximately 0.551-acre tract of land generally located in the 1300 block of East Ennis Avenue at the southeast corner of East Ennis Avenue and Sonoma Trail. Ellis CAD IDs 186204 and 210096.

The Planning and Zoning Commission did not approve the zoning change: 3 in favor, 2 against and 1 abstention.

FINANCIAL IMPACT:

None

POLICY IMPLICATIONS:

None

RECOMMENDATION:

The Planning and Zoning Commission recommends approval of the zoning change.

ALTERNATIVES:

N/A

ATTACHMENTS:

[ZAXA-25-5_Zoning Narrative](#)

[ZAXA-25-5_Zoning Exhibit](#)

[ZAXA-25-5_Current & Proposed Zoning](#)

E.1.

[ZAXA-25-5 SPO Responses](#)

[ZAXA-25-5 PPT Slides](#)

[ORDINANCE NO.-Conduct a Public to discuss and consider a request for a zoning change from Single-Family Residential-10 District \(R-10\) to Corridor Com - Pdf](#)

May 5, 2025

Ms. Erica Stubbs
Senior Planner
City of Ennis
108 W. Knox St.
Ennis, TX 75119

Re: 1305 E Ennis Avenue – Rezoning Narrative

Dear Ms. Stubbs:

Please find the uploaded documents, as required by the city, to serve the zoning change request to allow for commercial development at 1305 E Ennis Avenue. If approved, the request would change the existing R-10 zoning to Commercial Corridor (CC) which would be compatible with the adjacent developments, both existing and forthcoming along TX-34 (Ennis Avenue).

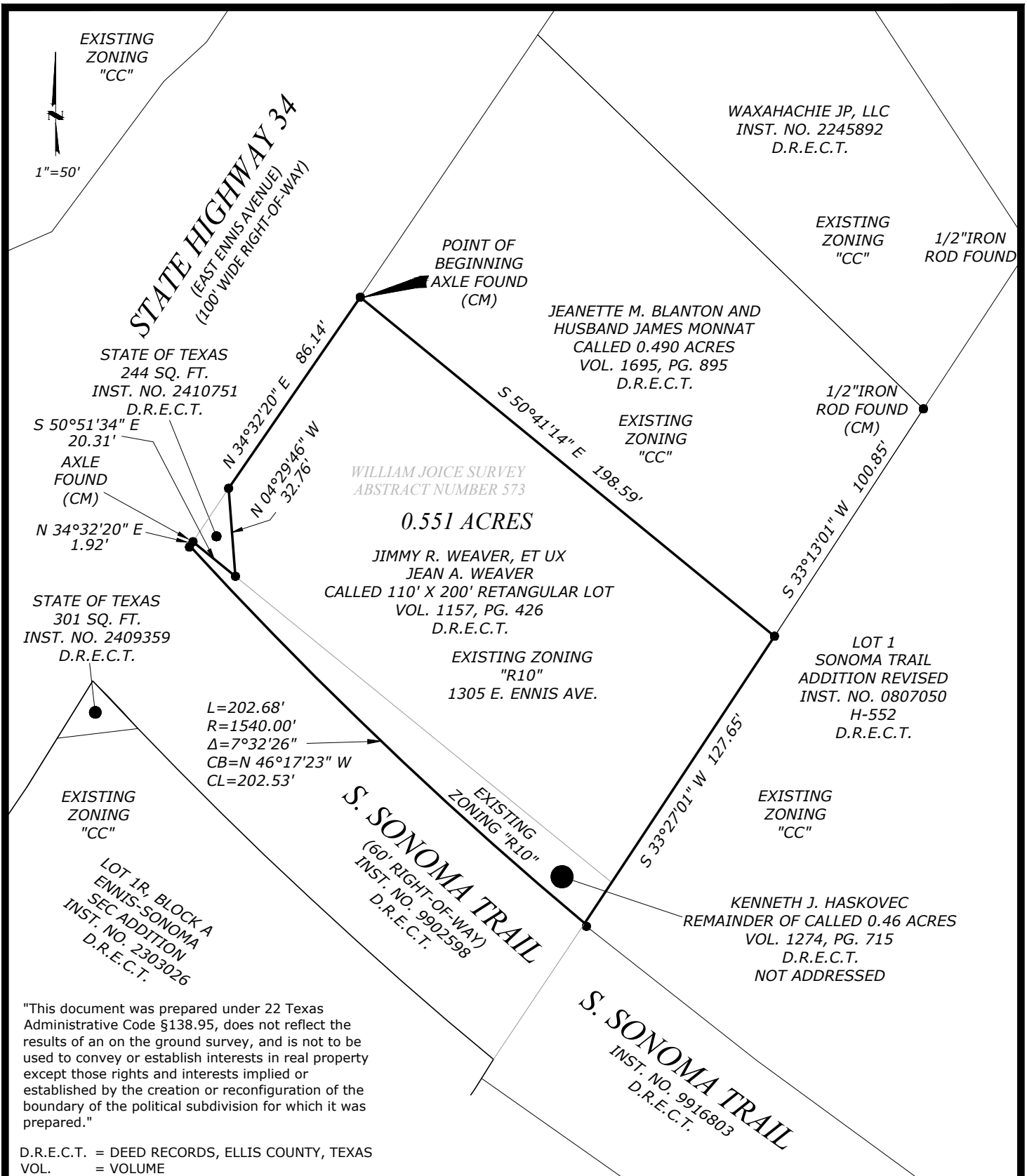
If you have any further questions or need additional information, please contact me at mmaly@pape-dawson.com or 817-870-3668.

Sincerely,
Pape-Dawson Engineers



Matthew L. Maly, P.E.
Associate Vice President

S:\projects\615\40\00\1.0 Admin\1.2 Correspondence\1.2.1 Letters\250505 Zoning Narrative_1305 E Ennis.docx



PROPOSED ZONING EXHIBIT FROM "R10" TO "CC"

SITUATED IN THE
WILLIAM JOICE SURVEY, ABSTRACT NUMBER 573,
CITY OF ENNIS, ELLIS COUNTY, TEXAS

"This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

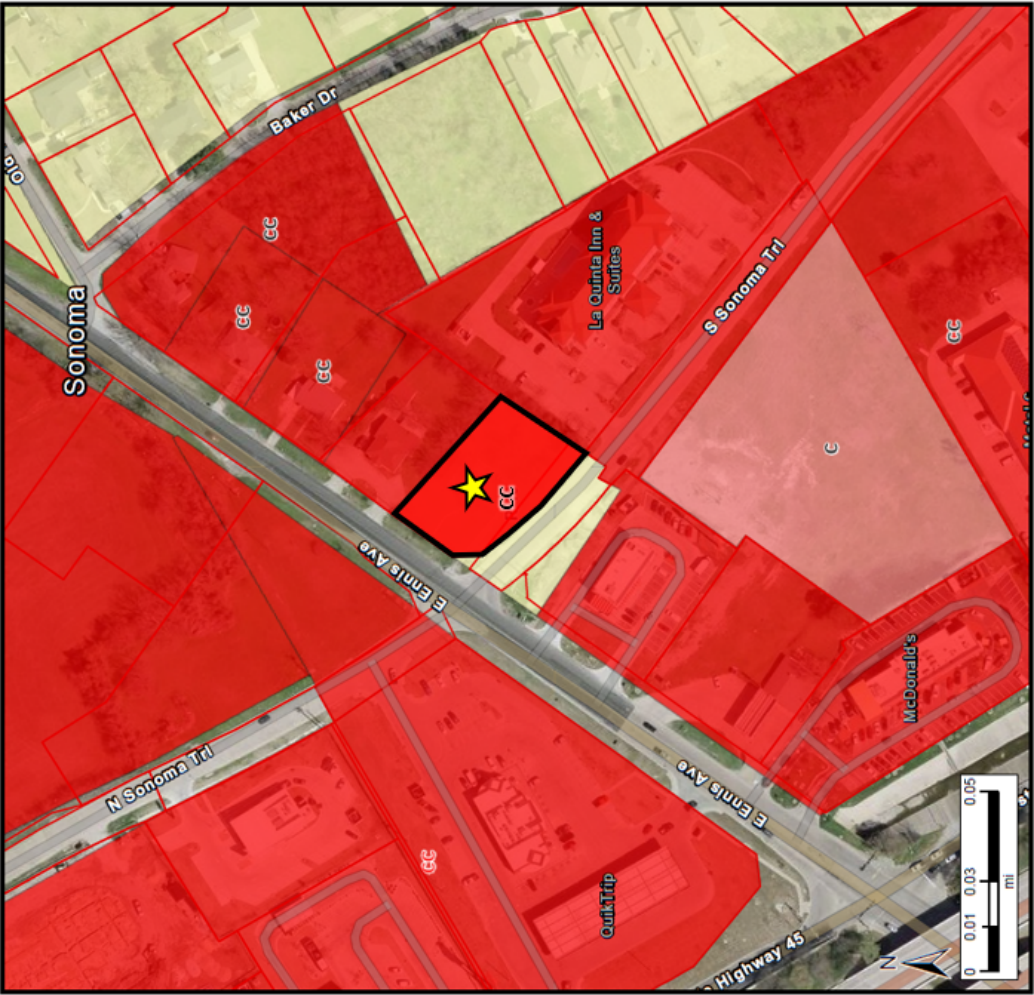
D.R.E.C.T. = DEED RECORDS, ELLIS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT

c:\Users\jpcier\OneDrive\LOGO\Pierce Murray Logo smaller.jpg

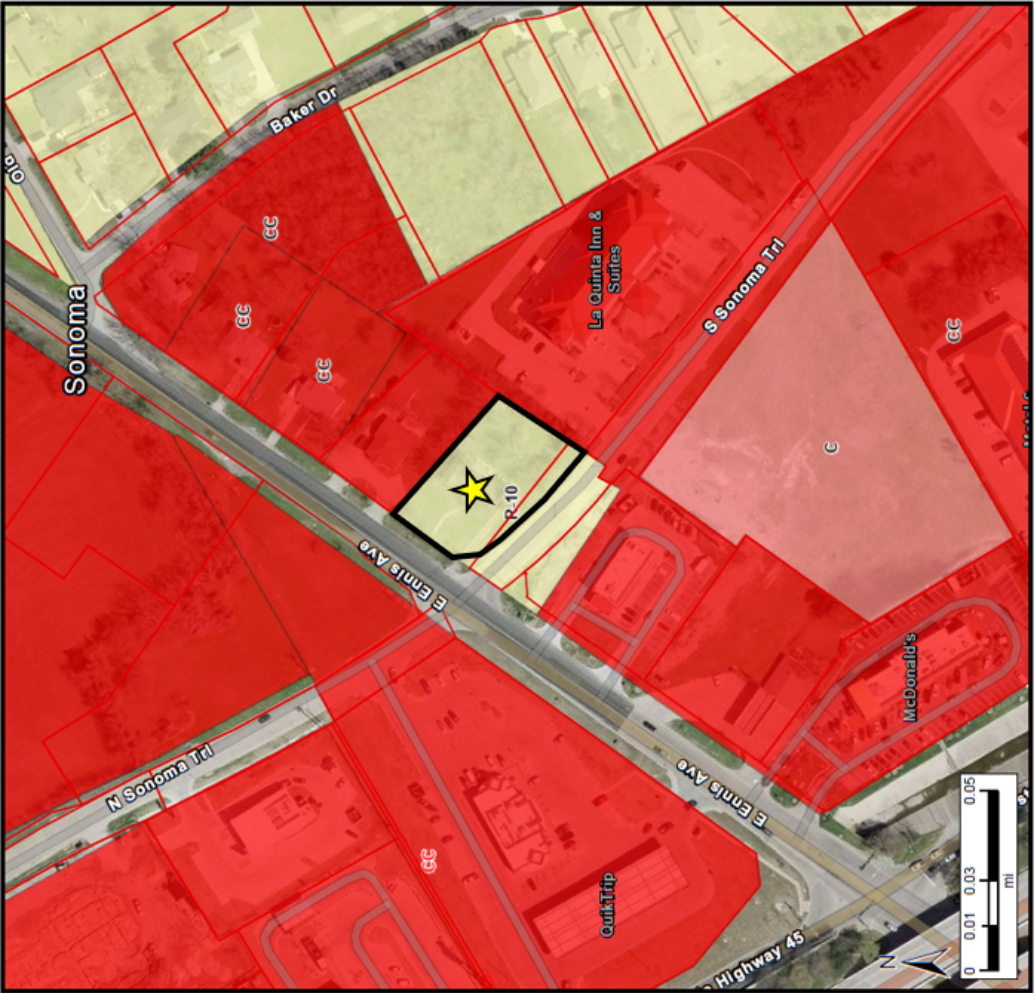
PIERCE-MURRAY LAND SOLUTIONS
800 TALLYHO CIRCLE
TYLER, TEXAS 75703
(817) 239-5646
(903) 539-2256

TBPELS NO. 10194437 REGISTRATION NO. 10194437

Proposed Zoning



Current Zoning



CITY OF ENNIS, TEXAS
PLANNING, DEVELOPMENT AND INSPECTION SERVICES DEPARTMENT

City of Ennis
Inspection Services
Received

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-25-5

MAY 29 2025

PID No. 186204

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 9, 2025 at 6:00 PM** and the City Commission on **Tuesday, July 1, 2025 at 6:00PM** in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

**Conduct a public hearing to discuss and consider a request for ZONING CHANGE from Single Family Residential-10 (R-10) to Corridor Commercial (CC) for an approximately 0.551-acre tract of land situated in the William Joice Survey, Abstract No. 573, City of Ennis, Ellis County, Texas. Generally located in the 1300 block of E Ennis Ave at the SE corner of E Ennis Ave and S Sonoma Trl. Ellis CAD IDs 186204 and 210096
Requested by Pape-Dawson Engineers. P&Z Case No. ZAXA-25-5**

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on June 4, 2025.**

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. When the protests received by the deadline date as stated above contain the signatures of the owner(s) of at least 20% of either: (1) the area of the lots or land covered by the proposed changes; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, then the favorable vote of the City Commission shall change to a three-fourths (3/4) majority of the commissioners. Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

<input checked="" type="checkbox"/> IN FAVOR OF	<input type="checkbox"/> IN PROTEST AGAINST
<p>Signature <u>Jean Weaver</u></p>	<p>I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.</p> <p>Print Name _____</p> <p>Signature _____</p> <p>Print Name _____</p> <p>Signature _____</p>

PLEASE MAIL OR DELIVER TO:

OR

E-MAIL TO

CITY OF ENNIS PLANNING AND DEVELOPMENT
108 W KNOX ST
ENNIS, TEXAS 75119

estubbs@ennistx.gov
jbarake@ennistx.gov

WEAVER JEAN A
200 COUNTRY BROOKE DR APT 1402
KELLER TX 76248

E.1.

CITY OF ENNIS, TEXAS
PLANNING, DEVELOPMENT AND INSPECTION SERVICES DEPARTMENT

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-25-5

PID No. 210096

MAY 29 2025

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Requested by Pape-Dawson Engineers. P&Z Case No. ZAXA-25-5**

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on June 4, 2025.**

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. When the protests received by the deadline date as stated above contain the signatures of the owner(s) of at least 20% of either: (1) the area of the lots or land covered by the proposed changes; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, then the favorable vote of the City Commission shall change to a three-fourths (3/4) majority of the commissioners. Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

<p><input checked="" type="checkbox"/> IN FAVOR OF</p> <p><u>Kenneth J. Haskovec</u> Signature</p> <p><u>Sandra Haskovec</u></p>	<p><input type="checkbox"/> IN PROTEST AGAINST</p> <p>I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.</p> <p>_____ Print Name</p> <p>_____ Signature</p> <p>_____ Print Name</p> <p>_____ Signature</p>
---	---

PLEASE MAIL OR DELIVER TO:

OR

E-MAIL TO

CITY OF ENNIS PLANNING AND DEVELOPMENT
108 W KNOX ST
ENNIS, TEXAS 75119

estubbs@ennistx.gov
jbarake@ennistx.gov

HASKOVEC KENNETH J & SANDRA
9568 FM 660
ENNIS TX 75119-1429

E.1.

CITY OF ENNIS, TEXAS
PLANNING, DEVELOPMENT AND INSPECTION SERVICES DEPARTMENT
COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-25-5

JUN 02 2025

PID No. 186122

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 9, 2025 at 6:00 PM** and the City Commission on **Tuesday, July 1, 2025 at 6:00PM** in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.



During the Public Hearings, the following request(s) will be considered:

**Conduct a public hearing to discuss and consider a request for ZONING CHANGE from Single Family Residential-10 (R-10) to Corridor Commercial (CC) for an approximately 0.551-acre tract of land situated in the William Joice Survey, Abstract No. 573, City of Ennis, Ellis County, Texas. Generally located in the 1300 block of E Ennis Ave at the SE corner of E Ennis Ave and S Sonoma Trl. Ellis CAD IDs 186204 and 210096
Requested by Pape-Dawson Engineers. P&Z Case No. ZAXA-25-5**

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on June 4, 2025.**

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. When the protests received by the deadline date as stated above contain the signatures of the owner(s) of at least 20% of either: (1) the area of the lots or land covered by the proposed changes; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, then the favorable vote of the City Commission shall change to a three-fourths (3/4) majority of the commissioners. Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

<div style="text-align: center;"> IN FAVOR OF</div> <div style="text-align: center; margin-top: 20px;"> _____ Signature</div>	<div style="text-align: center;">IN PROTEST AGAINST</div> <p style="font-size: small;">I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.</p> <div style="margin-top: 10px;">_____ Print Name</div> <div style="margin-top: 10px;">_____ Signature</div> <div style="margin-top: 10px;">_____ Print Name</div> <div style="margin-top: 10px;">_____ Signature</div>
--	--

PLEASE MAIL OR DELIVER TO:

OR

E-MAIL TO

CITY OF ENNIS PLANNING AND DEVELOPMENT
108 W KNOX ST
ENNIS, TEXAS 75119

estubbs@ennistx.gov
jbarake@ennistx.gov

FORT WORTH DAYS LIMITED PARTNERSHIP
625 Lakeshore Dr
Sugar Land TX 77478-4723

E.1.

CITY OF ENNIS, TEXAS
PLANNING, DEVELOPMENT AND INSPECTION SERVICES DEPARTMENT
COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-25-5

JUN 02 2025

PID No. 185420

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 9, 2025 at 6:00 PM** and the City Commission on **Tuesday, July 1, 2025 at 6:00PM** in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

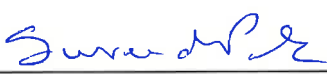
During the Public Hearings, the following request(s) will be considered:

**Conduct a public hearing to discuss and consider a request for ZONING CHANGE from Single Family Residential-10 (R-10) to Corridor Commercial (CC) for an approximately 0.551-acre tract of land situated in the William Joice Survey, Abstract No. 573, City of Ennis, Ellis County, Texas. Generally located in the 1300 block of E Ennis Ave at the SE corner of E Ennis Ave and S Sonoma Trl. Ellis CAD IDs 186204 and 210096
Requested by Pape-Dawson Engineers. P&Z Case No. ZAXA-25-5**

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COMMENTS (attach additional sheets if necessary):

<div style="text-align: center;"><input checked="" type="checkbox"/> IN FAVOR OF</div> <div style="text-align: center;"> _____ Signature</div>	<div style="text-align: center;"><input type="checkbox"/> IN PROTEST AGAINST</div> <p>I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.</p> <div style="margin-top: 10px;">_____ Print Name</div> <div style="margin-top: 10px;">_____ Signature</div> <div style="margin-top: 10px;">_____ Print Name</div> <div style="margin-top: 10px;">_____ Signature</div>
---	--

PLEASE MAIL OR DELIVER TO:

OR

E-MAIL TO

CITY OF ENNIS PLANNING AND DEVELOPMENT
108 W KNOX ST
ENNIS, TEXAS 75119

estubbs@ennistx.gov
jbarake@ennistx.gov

FORT WORTH DAYS LIMITED PARTNERSHIP
625 Lakeshore Dr
Sugar Land TX 77478-4723

✓

City Commission – Regular Session

Public Hearings – F

- **F. __** – Conduct a Public Hearing and discuss and consider an amendment to the ZONING ORDINANCE of the City of Ennis, Texas, from Single-Family Residential District 10 (R-10) to Corridor Commercial District (CC) for an approximately 0.551-acre parcel of land generally located in the 1300 block of East Ennis Avenue. PID Nos. 186204 and 210096.

P&Z Case # ZAXA-25-5

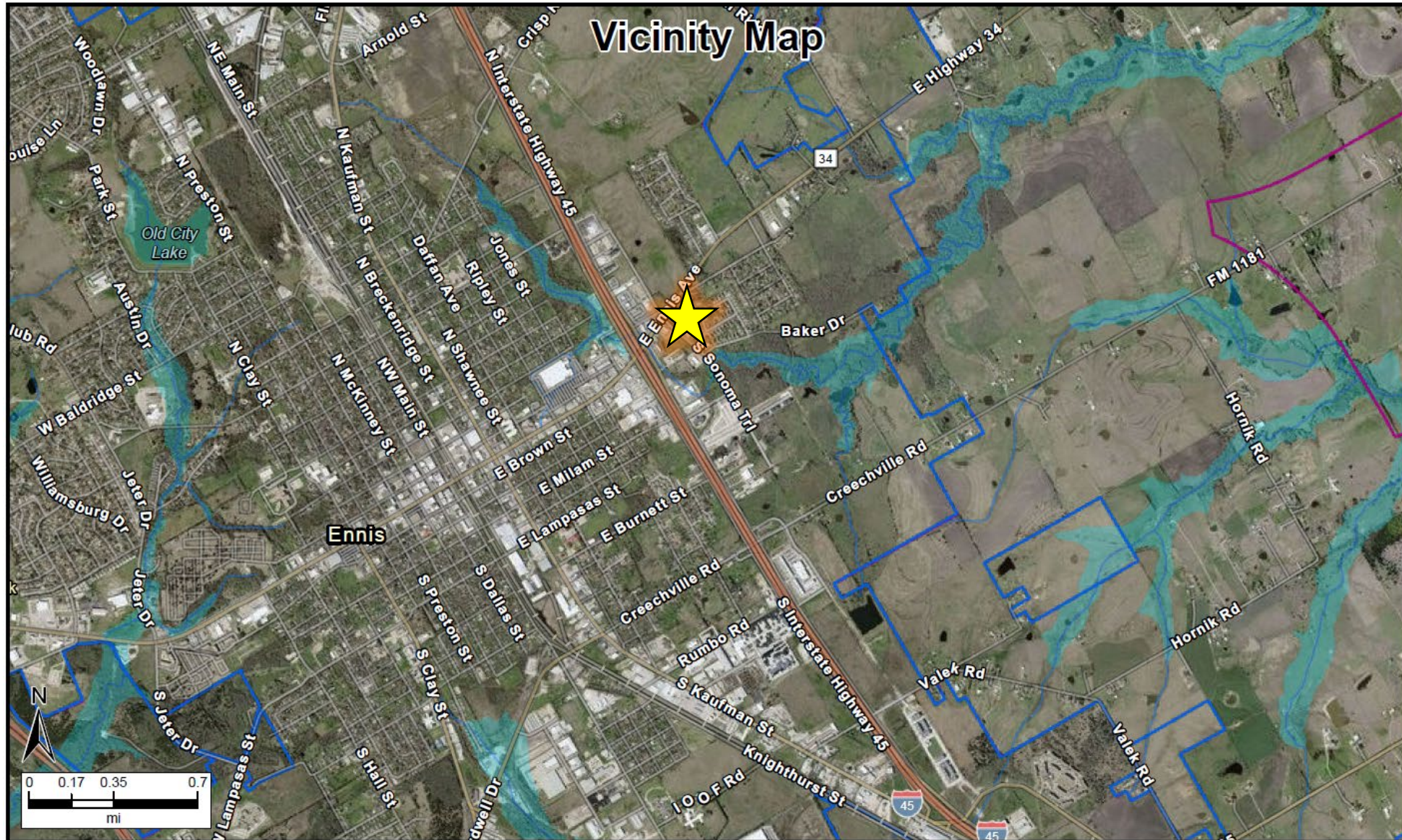


Overview:

- Location: Ward 1
- Requested by: Pape-Dawson Engineers
- From: “R-10” Single Family Residential-10
- To: “CC” Corridor Commercial
- For: 0.551 Acres
- Use: Future Commercial
- Notices: 12 Surrounding Property Owners Notified
 - 4 Voted “In Favor”
 - 0 Voted “In Protest”
- Case heard by P&Z Commission on 06/09/25
- P&Z Commission Approved the Request



P&Z Case # ZAXA-25-5



P&Z Case # ZAXA-25-5

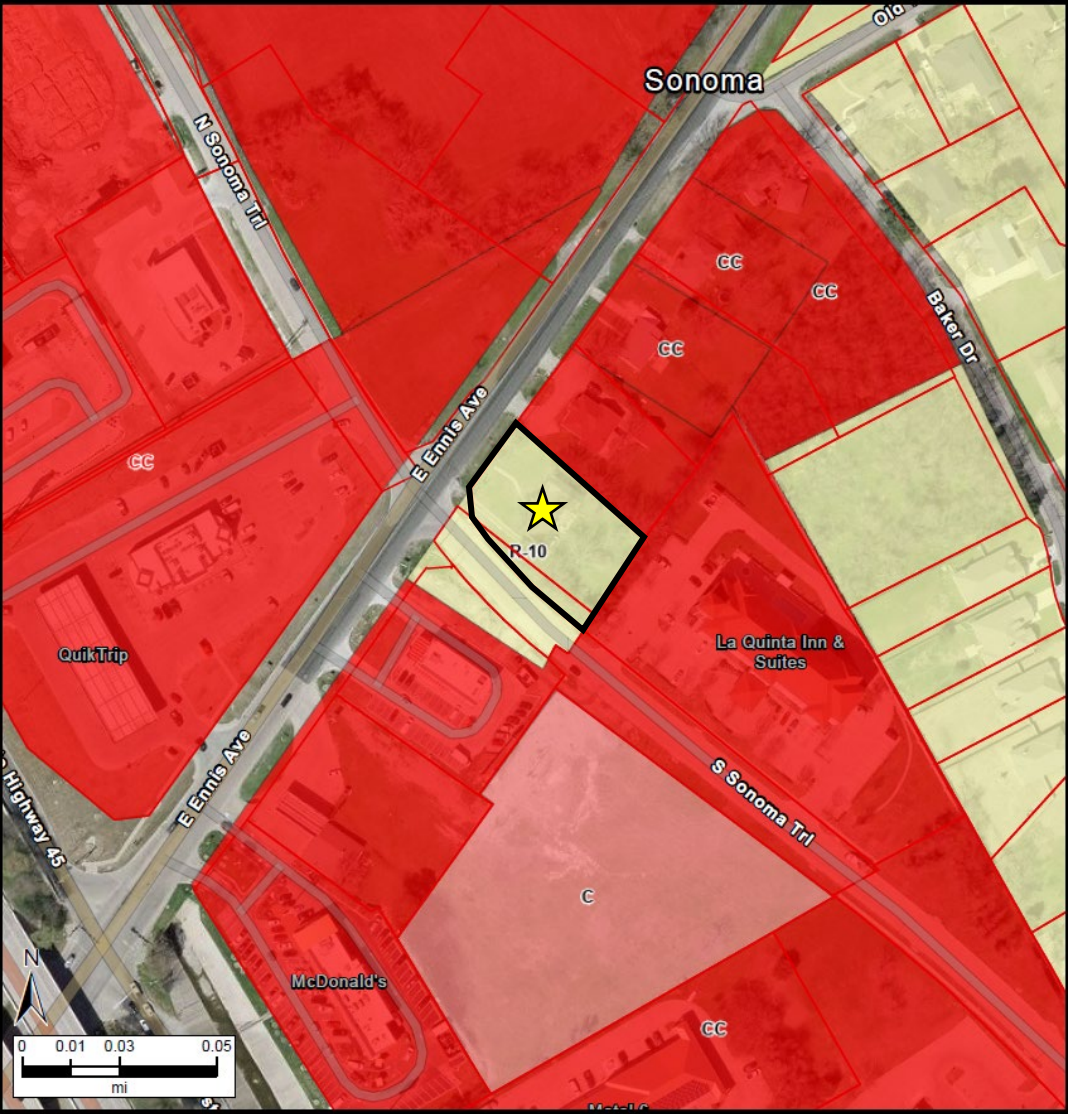




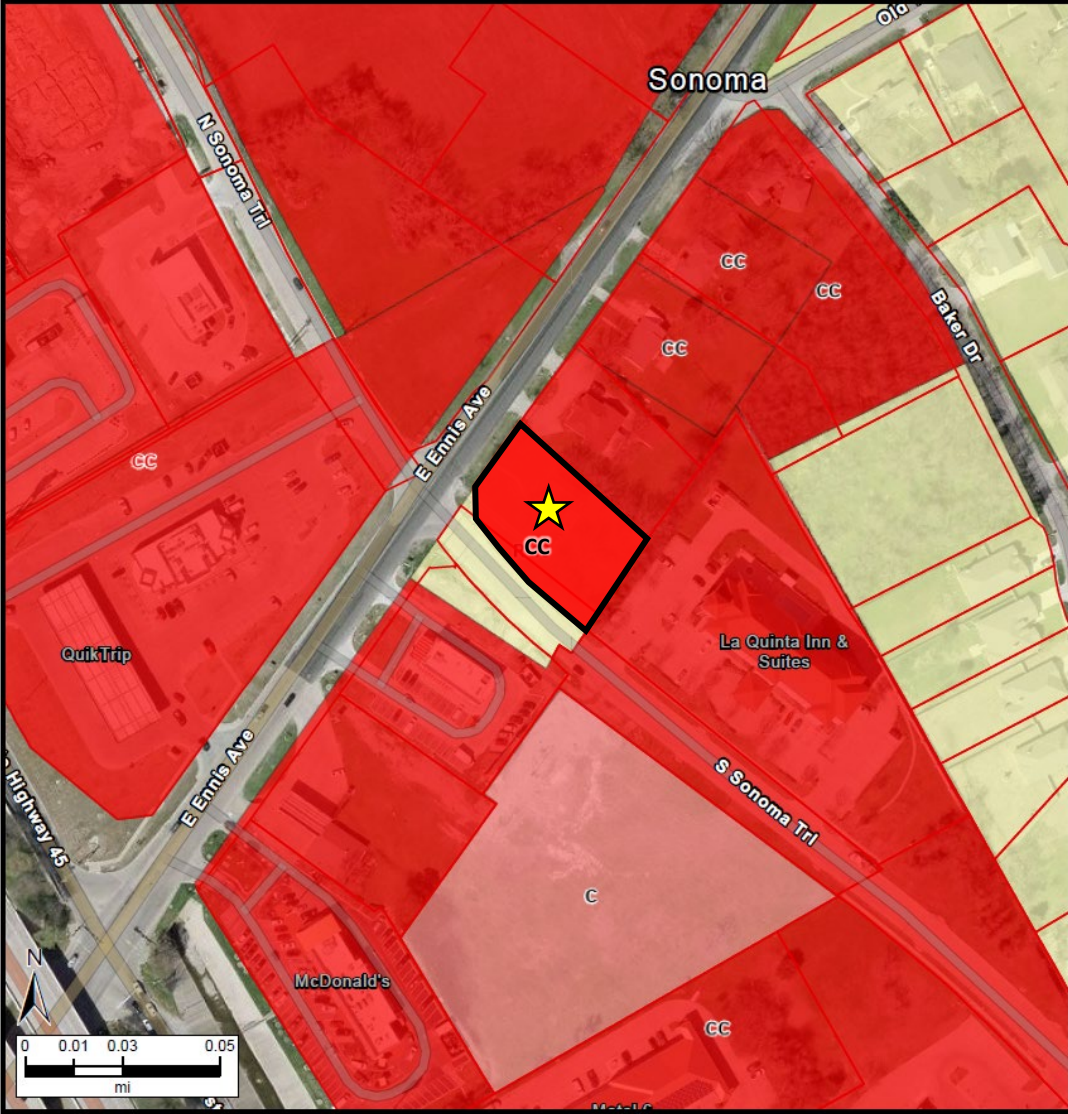
P&Z Case # ZAXA-25-5



Current Zoning

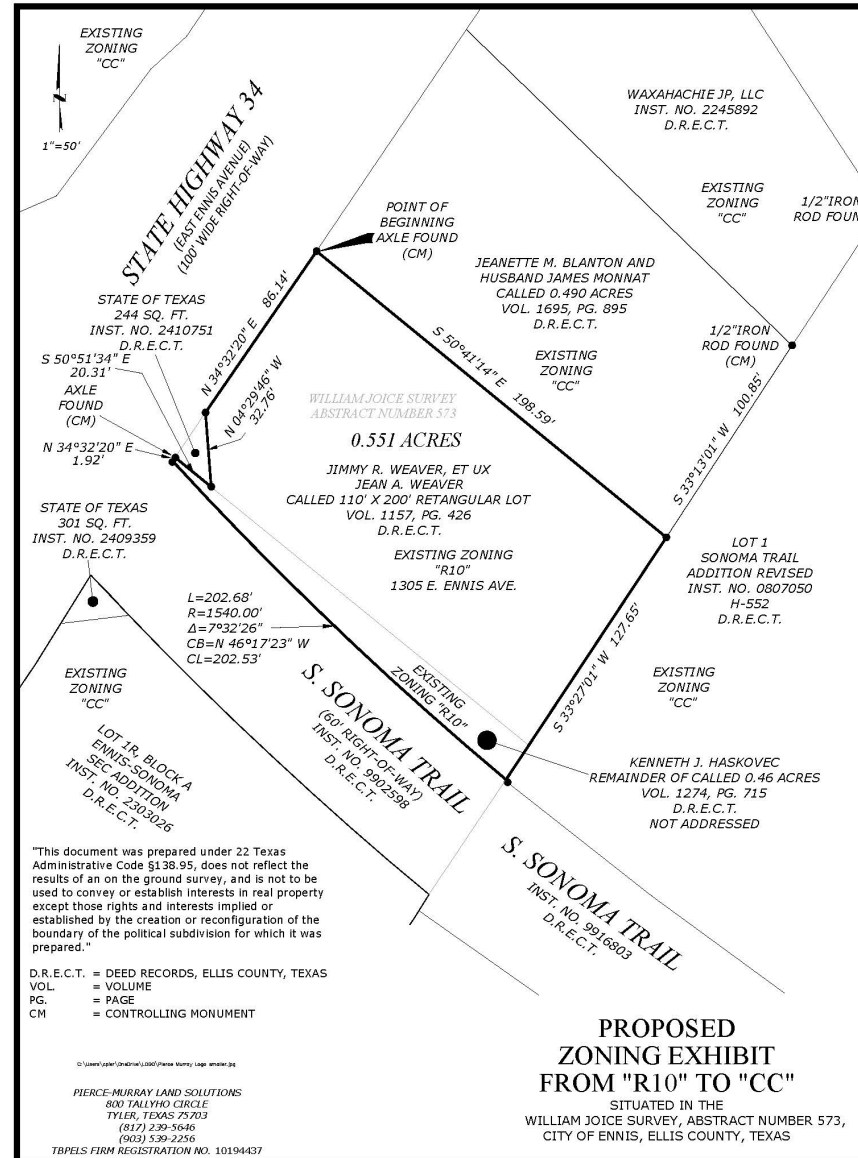


Proposed Zoning

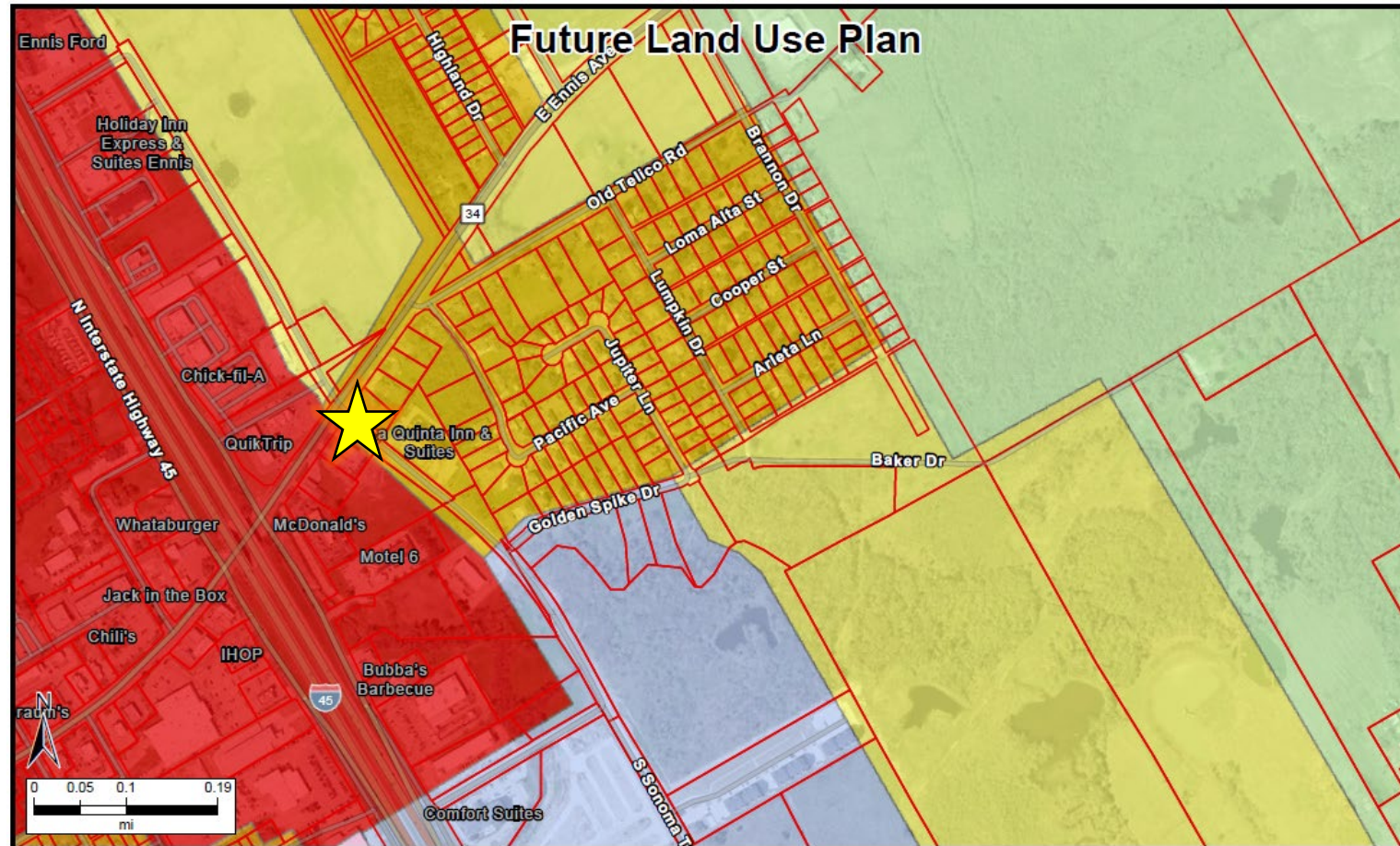




P&Z Case # ZAXA-25-5



P&Z Case # ZAXA-25-5



Legend

Parcels

Future Land-Use Plan

Type

Business Park

Cemetery

Downtown

Existing Neighborhoods

Existing Traditional Neighborhoods

Industrial

Industrial Buffer

Industrial Transition

New Lakefront Neighborhoods

New Neighborhoods

Public-Civic

Regional Commercial

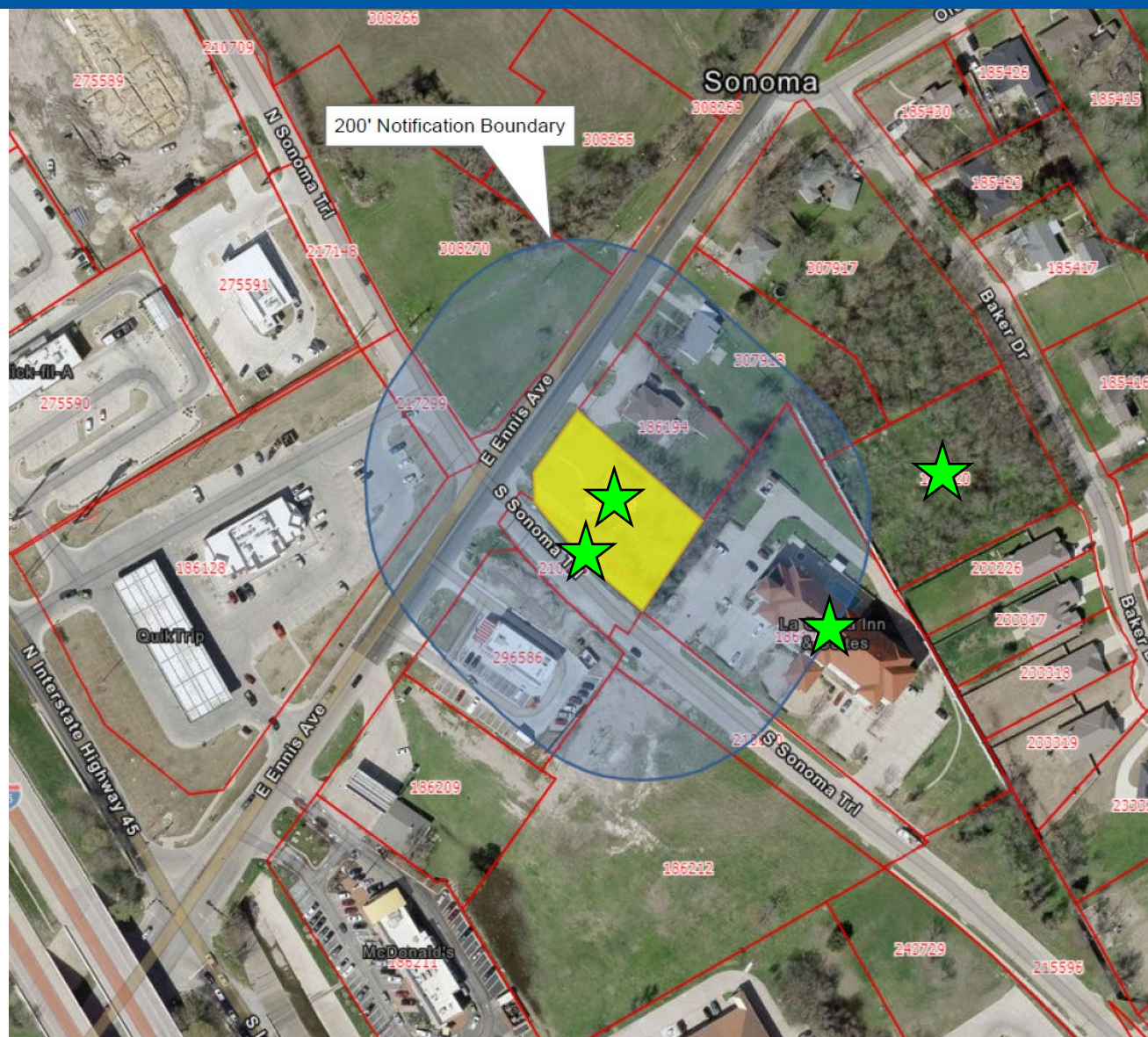
Rural/AG/Conservation

Existing Neighborhoods (post 1930s)

This land use designation is intended for existing neighborhoods that were developed post 1930s through the early 2000s. It includes two sub-categories namely post 1930s neighborhoods through the 1980s and more recent neighborhoods developed during the 1990s and 2000s. The former maintains to some degree a regular block pattern layout, whereas an irregular block layout, cul-de-sacs with few straight lines characterizes the more recent neighborhoods.



P&Z Case # ZAXA-25-5



- (12) Letters Sent
- (4) Approvals
- (0) Protests

P&Z Case # ZAXA-25-5



Overview:

- Location: Ward 1
- Requested by: Pape-Dawson Engineers
- From: “R-10” Single Family Residential-10
- To: “CC” Corridor Commercial
- For: 0.551 Acres
- Use: Future Commercial
- Notices: 12 Surrounding Property Owners Notified
 - 4 Voted “In Favor”
 - 0 Voted “In Protest”
- Case heard by P&Z Commission on 06/09/25
- P&Z Commission Approved the Request

P&Z Commission Recommends Approval

City Commission – Regular Session

Public Hearings – F

- **F. __** – Conduct a Public Hearing and discuss and consider an amendment to the ZONING ORDINANCE of the City of Ennis, Texas, from Single-Family Residential District 10 (R-10) to Corridor Commercial District (CC) for an approximately 0.551-acre parcel of land generally located in the 1300 block of East Ennis Avenue. PID Nos. 186204 and 210096.

Open the Public Hearing

Public Comment

Close the Public Hearing

Motion, Second, Discussion &Vote



ORDINANCE NO.

AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF ENNIS TO AMEND THE ZONING CLASSIFICATION ON AN APPROXIMATE 0.551 ACRE TRACT OF LAND FROM SINGLE FAMILY RESIDENTIAL-10 DISTRICT (R-10) TO CORRIDOR COMMERCIAL DISTRICT (CC), LOCATED IN THE WILLIAM JOICE SURVEY, ABSTRACT NO. 573 AND GENERALLY LOCATED IN THE 1300 BLOCK OF EAST ENNIS AVENUE AT THE SOUTHEAST CORNER OF EAST ENNIS AVENUE AND SOUTH SONOMA TRAIL IN THE CITY OF ENNIS, ELLIS COUNTY, TEXAS, ELLIS CAD IDS 186204 AND 210096; PROVIDING FOR THE INCORPORATION OF FINDINGS; PROVIDING AN AMENDMENT; PROVIDING A ZONING MAP AMENDMENT; PROVIDING A SAVINGS/REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) PER DAY FOR EACH OFFENSE, AND EACH AND EVERY DAY ANY SUCH VIOLATION SHALL OCCUR OR CONTINUE SHALL BE A SEPARATE OFFENSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, Pape-Dawson Engineers, (“Applicant”), acting as authorized representative for the landowners, Kenneth J Haskovec, Sandra Haskovec and Jean Weaver, has requested to change the zoning classification from Single Family Residential-10 District (R-10) to Corridor Commercial District (CC) on an approximate 0.551-acre tract of land, located in the William Joice Survey, Abstract No. 573 and generally located in the 1300 block of East Ennis Avenue at the southeast corner of East Ennis Avenue and Sonoma Trail in the City of Ennis, Ellis County, Texas, Ellis CAD IDs 186204 and 210096, and more particularly described and depicted in **Exhibit A**, attached hereto and incorporated herein (the “Property”); and

WHEREAS, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the “Planning and Zoning Commission”) considered the change in zoning district classification on the Property and amending the official zoning map of the City (the “Zoning Map”) to reflect the CC zoning classification; and

WHEREAS, in accordance with Article 3.2.7 of the City of Ennis Unified Development Ordinance, the City Commission and the Planning and Zoning Commission have determined that the requested zoning change is in compliance with the comprehensive plan, establishes a use permitted under the ordinance, the proposed provision and configuration of public improvements shall be adequate to serve the development, and zoning change is in keeping with the intent and purpose of the City of Ennis Unified Development Ordinance; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Commission at which it considered the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Commission does hereby find that the requested zoning accomplishes such objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:

SECTION 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. Amendment. The Unified Development Ordinance of the City of Ennis is hereby amended to change the zoning classification on the Property from Single Family Residential-10 District (R-10) to Corridor Commercial District (CC). The Property shall be developed and used in accordance with all applicable City, state and federal laws, as they exist or may be in the future amended, including but not limited to building codes, fire codes and all accessibility standards as required by law.

SECTION 3. Zoning Map Amendment. The Official Zoning Map is hereby amended to reflect the change in zoning classification as set forth in this Ordinance.

SECTION 4. Savings/Repealing Clause. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Ennis hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6. Penalty Clause. Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day or on which a violation occurs or continues.

E.1.

SECTION 7. Publication and Effective Date. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases require.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 1st day of July, 2025.

KAMERON RABURN, Mayor

ATTEST:

ANGIE WADE, City Secretary

E.1.

**EXHIBIT “A”
LEGAL DESCRIPTION**

"CC" ZONING DESCRIPTION

BEING a tract of land situated in the William Joice Survey, Abstract Number 573, City of Ennis, Ellis County, Texas and being all of that certain tract of land described in deed to Jimmy R. Weaver, et ux, Jean A. Weaver, as recorded in Volume 1157, Page 426, Deed Records, Ellis County, Texas and the remainder of that certain called 0.46 acre tract of land described in deed to Kenneth J. Haskovec, as recorded in Volume 1274, Page 715, Deed Records, Ellis County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an axle found in the southeasterly Right-of-Way line of State Highway Number 34, also known as East Ennis Avenue (a 100' Right-of-Way) for the most northerly corner of said Weaver tract and being the most westerly corner of that certain called 0.490 acre tract of land described in deed to Jeanette M. Blanton and husband, James Monnat, as recorded in Volume 1695, Page 895, Deed Records, Ellis County, Texas;

THENCE S 50°41'14" E, a distance of 198.59 feet along the common line of the northeasterly line of said Weaver tract and the southwesterly line of said Blanton tract to the northwesterly line of Lot 1, Sonoma Trail Addition Revised, as recorded in Instrument Number 0807050 (Plat Volume H, Page 552), Deed Records, Ellis County, Texas and from which a 1/2 inch iron rod found for the most easterly corner of said Blanton tract bears N 33°13'01"E. 100.85 feet;

THENCE S 33°27'01"W, a distance of 127.65 feet along the common line of the southeasterly line of said Weaver tract and the northwesterly line of said Sonoma Trail Addition Revised passing the most southerly corner of said Weaver tract and the most easterly corner of the remainder of that certain called 0.46 acre tract of land described in deed to Kenneth J. Haskovec, as recorded in Volume 1274, Page 715, Deed Records, Ellis County, Texas to the easterly Right-of-Way line of S. Sonoma Trail, as recorded in Instrument Number 9902598, Deed Records, Ellis County, Texas and being the beginning of a non-tangent curve to the right;

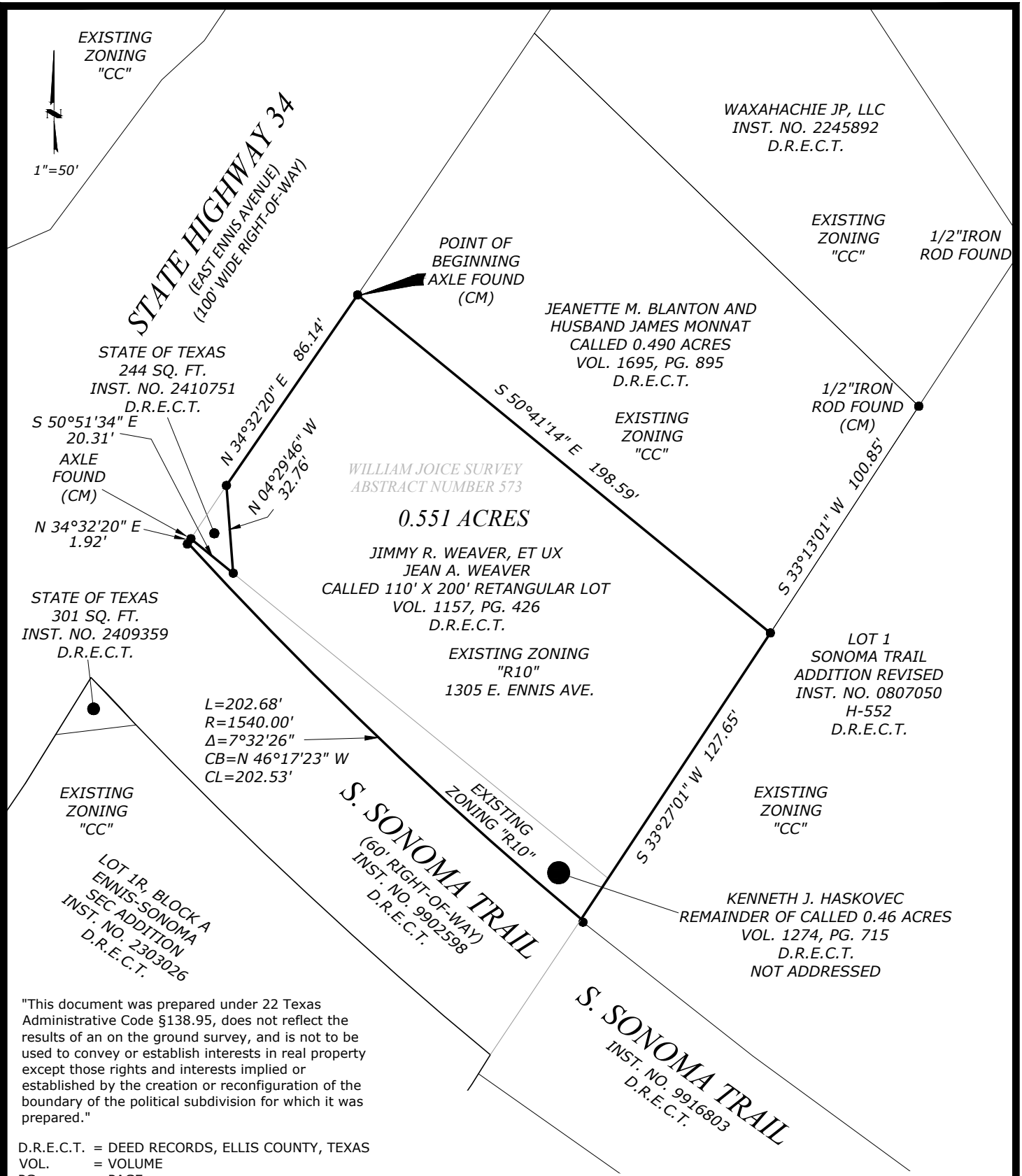
THENCE along said easterly Right-of-Way line and with said curve, an arc distance of 202.68 feet, through a central angle of 7°32'26', having a radius of 1540.00 feet and having a long chord which bears N 46°17'23"W, 202.53 feet to the northwesterly line of said Haskovec tract and the aforementioned southeasterly Right-of-Way line of said State Highway Number 34;

THENCE N 34°32'20"E, a distance of 1.92 feet along the northwesterly line of said Haskovec tract and said Right-of-Way line to an axle found for the most easterly corner of said called Haskovec tract and the most westerly corner of that certain called 244 Square Foot tract of land described in deed to the State of Texas, as recorded in Instrument Number 2410751, Deed Records, Ellis County, Texas;

THENCE S 50°51'34"E, a distance of 20.31 feet along the common line of the northeasterly line of said Haskovec tract and the southwesterly line of said called 244 Square foot State of Texas tract to the most southerly corner of said called 244 Square foot State of Texas tract;

THENCE N 04°29'46"W, a distance of 32.76 feet along the easterly line of said called 244 Square foot State of Texas tract to the northwesterly line of said Weaver tract and the southeasterly Right-of-Way line of said State Highway Number 34;

THENCE N 34°32'20"E, a distance of 86.14 feet along the common line the northwesterly line of said Weaver tract and said southeasterly Right-of-Way line, returning to the Point of Beginning and containing 24,013 square feet or 0.551 acres of land, more or less.



"This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

D.R.E.C.T. = DEED RECORDS, ELLIS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT

c:\Users\jpcier\OneDrive\Logo\Pierce Murray Logo smaller.jpg

PIERCE-MURRAY LAND SOLUTIONS
800 TALLYHO CIRCLE
TYLER, TEXAS 75703
(817) 239-5646
(903) 539-2256
TBPELS REGISTRATION NO. 10194437

PROPOSED ZONING EXHIBIT FROM "R10" TO "CC"

SITUATED IN THE
WILLIAM JOICE SURVEY, ABSTRACT NUMBER 573,
CITY OF ENNIS, ELLIS COUNTY, TEXAS

ENNIS CITY COMMISSION AGENDA SUMMARY FORM



To: City Commission

Subject: Discuss and consider approval of a Resolution ratifying the purchase of emergency repair services of the 14-inch wastewater force main located at 801 S Jeter Dr., approximately 1,700 LF east of the Liska Lift Station, from D&S Field Services, LLC in a sum of ninety-three thousand two hundred fifty-two dollars and sixty-one cents (\$93,252.61).

Meeting: ENNIS CITY COMMISSION - 01 Jul 2025

Department: Utility Operations

Staff Contact: Douglas Taylor, Utility Operations Director

BACKGROUND INFORMATION:

On June 5th at 12:55 pm, the Utility Operations Department discovered a sewage leak at the Liska Force Main. Due to the urgency, severity, and scope of the job, D&S Field Services, LLC was immediately contacted to perform the emergency repairs. The Utility Operations Department and Contractor crews repaired the leak by 4:00 am on June 6th. However, a second leak was identified later that morning, requiring additional emergency repairs. The emergency repair for the initial leak was quoted for \$52,374.60, but due to the additional repairs, supplies, and equipment, the cost is \$93,252.61. All repairs are completed as of June 7th by 2:30 am.

The Liska Basin wastewater collection system is about 70 years old and constructed of vitrified clay sewer pipe and primarily brick manholes. Plans for constructing a new force main are in progress, pending the finalization of required utility easements.

FINANCIAL IMPACT:

302-421-43130

ATTACHMENTS:

[D&S Invoice Liska force main repair 1](#)

[D&S Invoice Liska force main repair 2](#)

[RESOLUTION NO.-Ratifying Purchase of Emergency Repair Services from D&S Field Services, LLC at Liska Lift Station Force Main - Pdf](#)



D & S FIELD SERVICES, LLC



**TO: CITY OF ENNIS PUBLIC WORKS
500 LAKE BARDWELL DR
ENNIS, TX 75119**

Invoice 100

Date: 6/10/25

**FROM : D & S FIELD SERVICES, LLC PO
BOX 510
CORSICANA, TX 75151**

TERMS
Net 30
+10% 30 +

Salesperson	Job	Due Date
	Liska 14" Force main repair #1	

Qty	Description	Unit Price	Line Total
	Supply all Labor, Tools, Equipment and materials, To Repair 14" force main		\$ 28,585.30
Subtotal			
Sales Tax			
Total			\$ 28,585.30

Thank you for your business!



D & S FIELD SERVICES, LLC



**TO: CITY OF ENNIS PUBLIC WORKS
500 LAKE BARDWELL DR
ENNIS, TX 75119**

Invoice 101
Date: 6/10/25

**FROM : D & S FIELD SERVICES, LLC PO
BOX 510
CORSICANA, TX 75151**

TERMS
Net 30
+10% 30 +

Salesperson	Job	Due Date
	Liska 14" Force main repair #2	

Qty	Description	Unit Price	Line Total
	Supply all Labor, Tools, Equipment and materials, To Repair 14" force main		\$ 45,054.03
Subtotal			
Sales Tax			
Total			\$ 45,054.03

Thank you for your business!



RESOLUTION NO.

A RESOLUTION RATIFYING THE PURCHASE OF EMERGENCY REPAIR SERVICES OF THE 14-INCH WASTEWATER FORCE MAIN LOCATED AT 801 S JETER DR., APPROXIMATELY 1,700 LF EAST OF THE LSKA LIFT STATION FROM D&S FIELD SERVICES, LLC IN A SUM OF NINETY-THREE THOUSAND TWO HUNDRED FIFTY-TWO DOLLARS AND SIXTY-ONE CENTS (\$93,252.61).

WHEREAS, the City Commission wishes to construct, maintain, and repair their wastewater collection system infrastructure in compliance with Texas Commission on Environmental Quality (TCEQ) regulations; and

WHEREAS, the City Commission wishes to protect its assets and citizens with these necessary emergency repairs to the wastewater collection system.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:

SECTION 1: That the foregoing recitals are hereby found to be true and correct legislative findings of the City of Ennis, Texas, and are fully incorporated into the body of this Resolution.

SECTION 2: Authorizes the ratification of the emergency purchase to repair the 14-inch wastewater force main located at 801 S Jeter Dr., approximately 1,700 LF east of the Liska Lift Station, from D&S Field Services, LLC.

SECTION 3: It is hereby declared to be the intention of the City Commission that the phrases, clauses, sentences, paragraphs and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution, since the same would have been enacted by the City Commission without the incorporation of this Resolution of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4: That this Resolution shall become effective from and after its passage.

F.1.

**PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF ENNIS,
TEXAS, on this 1st day of July, 2025.**

KAMERON RABURN, Mayor

ATTEST:

ANGIE WADE, City Secretary



CERTIFICATION OF EMERGENCY PURCHASE FORM

Section 252.022 of the Texas statutes provides exemptions to the bidding laws for emergencies as follows, please select the nature of the emergency from one of the options below:

- (A)(1).** A procurement made because of a public calamity that requires the immediate appropriation of money to relieve the necessity of the municipality's residents or to preserve the property of the municipality.
- (A)(2).** A procurement necessary to preserve or protect the public health or safety of the municipality's residents.
- (A)(3).** A procurement necessary because of unforeseen damage to public machinery, equipment or other property.

Description/Justification of Emergency: Emergency repairs on 14" RCCP Liska force main, \$28,585.30 for repair #1, \$45,054.03 for repair #2, Pipe and fittings for inventory \$15,200, Vac trailer rental from Sunbelt \$4,413.28

Emergency Dollar Amount: \$ 93,252.61

Supplier: _____ REQ#: _____ PO#: _____

Name/Title of official responsible for initiating emergency action:

Date:

Meliton Castillo, Utilities Superintendent

6/06/2025

Signature of Director:

Date:

DATaylor

6/20/2025

Signature of Purchasing Manager/Finance Director:

Date

[Signature]

6/23/2025

Signature of City Manager or Designee:

Date

Daniel A. Hardy

06/23/2025

RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY OF ENNIS, TEXAS, ACCEPTING A UTILITY EASEMENT FROM MURPHY OIL USA, INC.; AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ennis (“City”) has determined that the acceptance of a utility easement across certain real property is necessary and in the public interest to provide for the installation, operation, and maintenance of public utility infrastructure; and

WHEREAS, Murphy Oil USA, Inc., being the owner of the property described in Exhibit “A,” has agreed to grant a utility easement to the City for such public purpose; and

WHEREAS, the City Commission desires to formally accept the utility easement and authorize the Mayor to execute all necessary documents in connection with this transaction,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, THAT:

SECTION 1. The utility easement from Murphy Oil USA, Inc., as described in the attached Exhibit “A,” incorporated herein for all purposes, is hereby accepted.

SECTION 2. The Mayor is hereby authorized to execute the easement and any documents in connection therewith, with such changes as may be approved by the City Attorney.

SECTION 3. This Resolution shall be effective immediately upon adoption.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas, on this ____ day of _____, 2025.

Kameron Raburn, Mayor

ATTEST:

Angie Wade, City Secretary

EXHIBIT A

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

PUBLIC UTILITY EASEMENT

STATE OF TEXAS §
 §
 COUNTY OF ELLIS §

Murphy Oil USA, Inc. ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the **CITY OF ENNIS, TEXAS**, ("Grantee"), a Texas home rule municipality, whose mailing address is 107 N. Sherman St., Ennis, Ellis County, Texas 75119, the receipt and sufficiency of which is hereby acknowledged, has **DEDICATED, GRANTED, SOLD AND CONVEYED**, and by these presents does **DEDICATE, GRANT, SELL AND CONVEY** unto Grantee, a non-exclusive public utility easement over, along, across and under the following described property located in Ellis County, Texas (the "Easement Property"):

All that certain tract or parcel of land being a 0.058 of an acre Utility Easement located in the W. Joice Survey, Abstract No. 573, Ellis County, Texas, and being part of a certain called 0.743 of an acre tract described in a deed to Murphy Oil USA, Inc. recorded in Volume 2326, Page 332, of the Deed Records of Ellis County, Texas, said 0.058 of an acre Easement being more particularly described in Exhibit "A", said exhibit being attached hereto and incorporated herein by reference;

including the right of ingress, egress, and regress therein, to erect, construct, reconstruct, install, replace, repair, operate, use, inspect, modify, remove and maintain public utilities and appurtenances, equipment, improvements, and appurtenances used in connection with said public utilities and as deemed necessary thereto by said Grantee, over, along, across, under, into and through the Easement Property. Grantee will cause the initial installation of public utilities installed under this Easement to be constructed and installed in a lien-free and good and workmanlike manner.

Grantee will, at its sole cost and expense, maintain or cause to be maintained and kept in effect at all times when any entry is made upon the Easement Property, liability insurance against any liability or claim for personal injury (including death), and property damage, under a policy or policies of comprehensive general liability insurance maintained by Grantee in amounts required by the Texas Tort Claims Act, as amended, and workers compensation coverage in the maximum statutory limits or employers coverage to cover Grantee's employees. Grantee shall not be required to name Grantor as additional insured on insurance policies that Grantor maintains. Grantee shall cause third party contractors for initial construction of utilities (but not for construction in association with maintenance) to maintain commercial general liability insurance

against any liability or claim for personal injury (including death), and property damage, under a policy or policies of comprehensive general liability insurance of not less than \$1,000,000.00 per occurrence/\$2,000,000.00 aggregate in respect to bodily injury (including death), and \$1,000,000.00 per occurrence/\$2,000,000.00 aggregate for property damage, and coverage provided by such third party contractor shall name Grantor as an additional insured. Upon written request, Grantee agrees to supply Grantor with copies of certificates of insurance provided by third party contractors confirming that the required coverage is in effect for all such contractors performing initial construction work on the Easement Property. Grantee shall also require third party contractors to maintain and keep in effect at all times when any entry is made upon the Easement Property, adequate workers' compensation insurance to cover any of third-party contractor's employees engaged in work at the Easement Property pursuant hereto.

Upon initial completion of any public utilities and other such facilities, equipment and improvement by Grantee, and upon completion of any subsequent repairs or replacements to same by Grantee, Grantee, at Grantee's cost, will cause the surface of the Easement Property to be restored in all material respects to the condition in which it existed immediately prior to the respective work (with ordinary wear and tear excluded). If Grantor elects to perform or cause the performance of the work necessary to restore the surface of the Easement Property, Grantee shall reimburse Grantor for such costs not later than thirty (30) days following written demand for such reimbursement.

TO HAVE AND TO HOLD the above described property for Grantee's purposes as herein set forth, with the right of ingress, egress, and regress therein, together with all and singular the usual rights thereto in anywise belonging, unto the said Grantee, its successors and assigns, forever, and Grantors do hereby bind themselves, their heirs, successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

SIGNED this 11th day of June 2025.

GRANTOR:
Murphy Oil USA, Inc.

By: 

Its: Sr Vice President
Store Development &
Asset Management



GRANTOR ACKNOWLEDGMENT

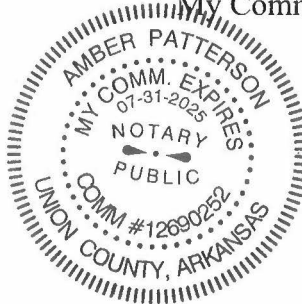
STATE OF ARKANSAS §
 §
COUNTY OF Union §

This instrument was acknowledged before me on the 11th day of June, 2025, by Jim McPhail, the Sr. Vice President of Murphy Oil USA, Inc.

Amber Patterson
Notary Public, State of Arkansas
My Commission expires: 7-31-2025

AFTER RECORDING RETURN TO:

City of Ennis
Attn: City Secretary
P.O. Box 220
Ennis, Texas 75120



GRANTEE:

Kameron Raburn, Mayor
City of Ennis

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF _____§

This instrument was acknowledged before me on the ____ day of _____, 2025, by
Kameron Raburn.

Notary Public, State of Texas
My Commission expires: _____

AFTER RECORDING RETURN TO:

City of Ennis
Attn: City Secretary
P.O. Box 220
Ennis, Texas 75120



7 RANGE SURVEYING

401 E. Front St. Suite 231 Tyler, Texas 75702

Office Phone – (903) 630-2606

Email: Info@7rsurvey.com

TBPELS Firm No. 10194919

March 13th, 2025

UTILITY EASEMENT

All that certain tract or parcel of land being a 0.058 of an acre Utility Easement located in the W. Joice Survey, Abstract No. 573, Ellis County, Texas, and being part of a certain called 0.743 of an acre tract described in a deed to Murphy Oil USA, Inc. recorded in Volume 2362, Page 332 of the Deed Records of Ellis County, Texas, said 0.058 of an acre Easement being more particularly described as follows;

BEGINNING at an “X” in concrete (found) for the southeast corner of said 0.743 of an acre tract, same being an ell corner in the west line of Lot 1, Block A, of the JCCW Addition as recorded in Cabinet E, Slides 383-385 of the Plat Records of Ellis County, Texas;

THENCE South 59 deg. 00 min. 12 sec. West, with the south line of said 0.743 of an acre tract and with the north line of a certain called 0.1439 of an acre tract described in a deed to Victor A. Cooper recorded in Instrument No. 2044343 and the north line of a certain called 0.474 of an acre tract described in a deed to Great Lakes recorded in Volume 2106, Page 115a distance of 254.55 feet to an “X” in concrete (set) for the southwest corner of the herein described easement, being the northwest corner of said Great Lakes tract and the southwest corner of said 0.743 acre tract;

THENCE North 31 deg. 46 min. 59 sec. West with the east line of said 0.743 of an acre tract, a distance of 10.00 feet to an “X” in concrete (set) for the northwest corner of the herein described easement, a 1” iron rod (found) for the northwest corner of said 0.743 acre tract bears North 31 deg. 43 min. 59 sec. West a distance of 116.95 feet;

THENCE North 59 deg. 00 min. 12 sec. East over and across said 0.743 of an acre tract, a distance of 254.68 feet to an “X” in concrete (set) for the northeast corner of the herein described easement being in the east line of same, a 5/8” iron rod (found) for the northeast corner of said 0.743 acre tract bears North 31 deg. 06 min. 40 sec. West a distance of 116.95 feet;

THENCE South 31 deg. 06 min. 40 sec. East, with the east line of said 0.743 of an acre tract, a distance of 10.00 feet back to the **POINT OF BEGINNING** and containing **0.058 OF AN ACRE.**

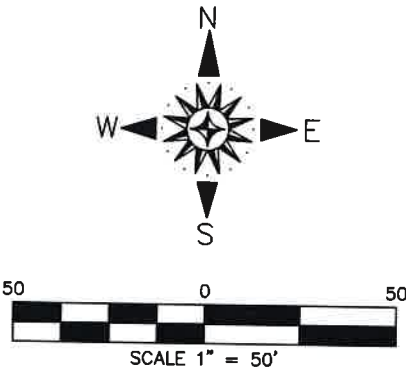
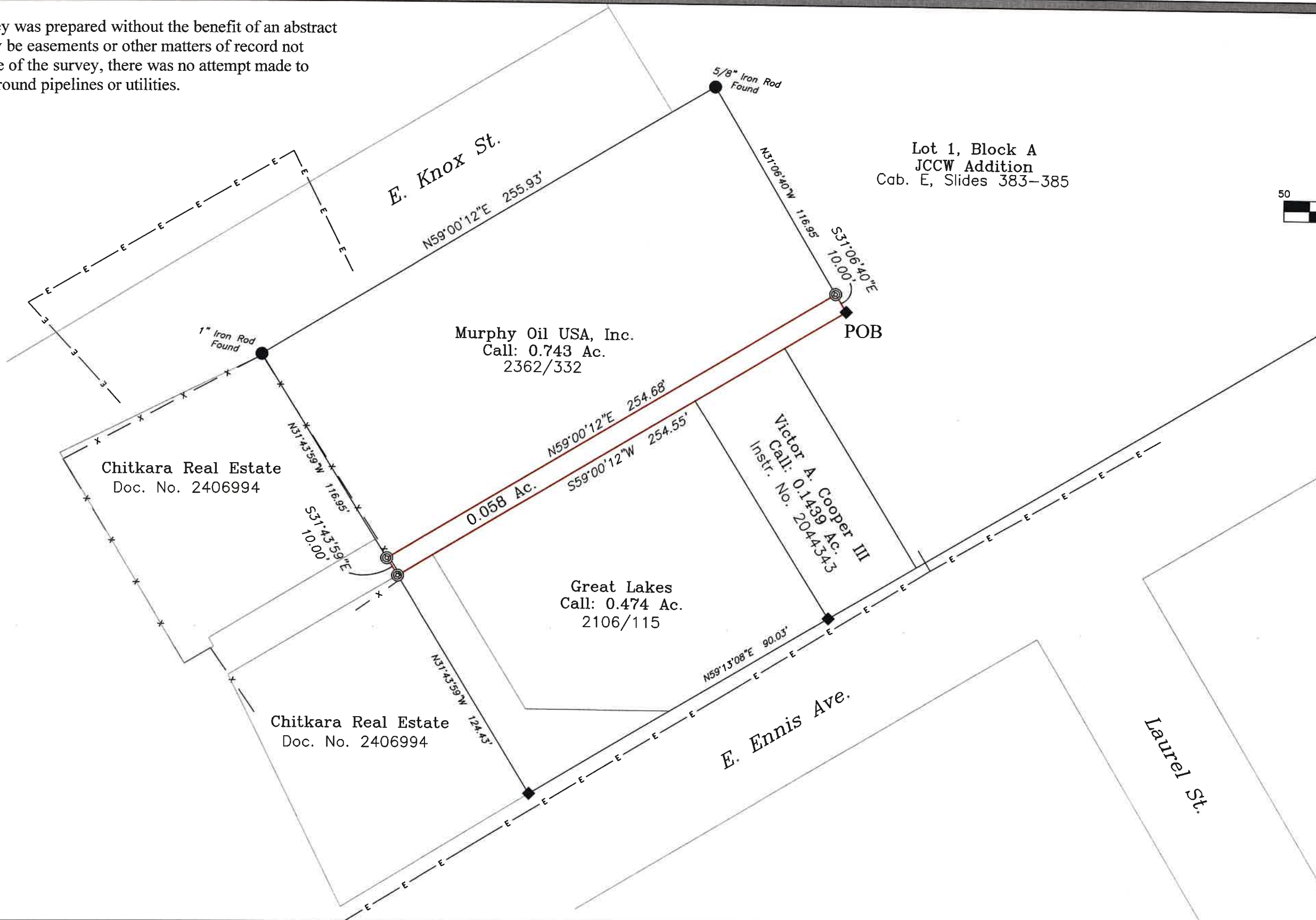
Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

I, Cruse B. Sudduth, do hereby certify that these Field Notes represent an on the ground survey performed under my supervision during January 2025, and is being submitted along with an exhibit plat of said tract, herein described.

Cruse B. Sudduth
Registered Professional Land Surveyor
State of Texas Number 5308
File No. 2501040



NOTE: This survey was prepared without the benefit of an abstract of title. There may be easements or other matters of record not shown. At the time of the survey, there was no attempt made to locate any underground pipelines or utilities.



SYMBOL LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ◇ Cotton Spindle Set
- ◆ "X" In Conc. Found
- ⊗ "X" In Conc. Set
- ⊠ Air Conditioning
- ⊠ Water Meter
- ⊠ Electric Meter
- ⊠ Gas Meter
- ⊠ Light Pole
- ⊠ Power Pole
- ⊠ Septic Equipment
- ⊠ Fire Hydrant
- ⊠ Pipeline Marker
- ⊠ Telephone Pedestal
- ⊠ Manhole
- ⊠ Propane Tank
- X — Fence
- E — Overhead Elec.
- *Unless otherwise noted



BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

I, CRUSE B. SUDDUTH, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION DURING JANUARY, 2025.

Cruse B. Sudduth
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5308

DRAWN BY: CBS CHECKED BY: ACJ FILE NO. 2501040 DATE: 3/13/2025



**7 RANGE
SURVEYING**

401 E. Front St. Suite 231 Tyler, Tx 75702
Office - (903) 630-2606
TBPELS Firm No. 10194919

Surveyed: Utility Easement
W. Joice Survey, A-573
Address: 600 E Ennis Ave.
City of Ennis, Ellis County, Texas