

PLANNING AND ZONING COMMISSION

**AUGUST 25, 2025** 



#### PLANNING AND ZONING COMMISSION MEETING AGENDA

MONDAY, AUGUST 25, 2025 6:00 P.M.

#### CITY OF ENNIS CITY HALL

COMMISSION CHAMBERS 107 N. SHERMAN ST. ENNIS, TEXAS 75119

As authorized by Texas Local 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 call Executive Session or order of business at any time prior to adjournment.

#### I. CALL TO ORDER

ROLL CALL
PLEDGE OF ALLEGIANCE
INVOCATION

#### II. CITIZENS PUBLIC COMMENT PERIOD

The Planning and Zoning 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 staff prior to the meeting. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the Planning and Zoning 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

#### III. CONSENT AGENDA

The following may be acted upon in one motion. A Planning and Zoning Commissioner may request items to be removed from the Consent Agenda for individual consideration.

a. Approval of the July 28, 2025 Regular Meeting Minutes

#### IV. INDIVIDUAL ITEMS FOR CONSIDERATION

a. Conduct a public hearing to discuss and consider a request for ZONING CHANGE from Agricultural (A) to Corridor Commercial (CC) for an approximately 1.887-acre tract of land situated in the Williamson H. Bundy Survey, Abstract No. 64 and David Rose Survey, Abstract No. 905, City of Ennis, Ellis County, Texas. 4009 Ensign Rd. Portion of Ellis CAD IDs 189871 and 202264.

P&Z Case No.: ZAXA-25-7 Owner: Ralph Evans

Applicant: Triangle Engineering

City Staff: Jorge Barake, City Planner

b. Conduct a public hearing to discuss and consider a request for ZONING CHANGE from Agricultural (A) to Corridor Commercial (CC) for an approximately 0.194-acre tract of land situated in the David Rose Survey, Abstract No. 905, City of Ennis, Ellis County, Texas. 4211 Ensign Rd. Portion of Ellis CAD ID 138779.

P&Z Case No.: ZAXA-25-9 Owner: Ensign 21, LLC Applicant: Foresite Group, LLC

City Staff: Erica Stubbs, Senior Planner

#### V. 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 <a href="https://www.ennistx.gov">www.ennistx.gov</a> and said Notice was posted prior to the following date and time: FRIDAY, AUGUST 22, 2025 AT 5:00 P.M. and remained posted for at least two hours after said meeting was convened.



Erlea Stubbs, Senior Planner
Planning and Development Department

Planning and Zoning Commission meetings are available to all person regardless of disability. If you require special assistance, please contact the City Secretary at (972) 875-1234 or write to P.O. Box 220 Ennis, TX 75119, at least 48 hours in advance of the meeting.

# MINUTES CITY OF ENNIS PLANNING AND ZONING COMMISSION Monday, July 28, 2025, 6:00 P.M.

#### I. CALL TO ORDER

Chairperson Ian Coleman called a Regular Session of the Ennis Planning and Zoning Commission to order Monday, July 28, 2025, at 6:21 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman St, Ennis, Texas 75119.

City Planner Jorge Barake called roll and verified a quorum:

Chairperson Coleman	Present	Commissioner McCauley	Present
Vice-Chairperson Hughes	Present	Commissioner Sacha	Present
Commissioner Estes	Present	Commissioner Snodgrass	Present

Commissioner Garrett Absent

The Pledge of Allegiance was recited.

The Invocation was given by Vice-Chairperson Hughes

#### II. CITIZENS PUBLIC COMMENT PERIOD

No one spoke

#### III. CONSENT AGENDA

a. Approval of July 14, 2025, Regular Meeting Minutes
 Motion by Commissioner Sacha; second by Vice-Chairperson Hughes; to approve July 14, 2025, regular meeting minutes as submitted.

A vote was cast, 6 in favor, 0 against. Motion passed.

#### IV. INDIVIDUAL ITEMS FOR CONSIDERATION

a. Conduct a public hearing to discuss and consider a request for ZONING CHANGE from Single Family Residential-5 (R-5) to Corridor Commercial (CC) for an approximately 1.763-acre tract of land situated in the James Jackson Survey, Abstract No. 578, City of Ennis, Ellis County, Texas. Generally located in the 900 through 1000-Block of S Interstate Highway 45 between the frontage road and Oakhill Estates subdivision. Portion of Ellis CAD ID 186298.

P&Z Case No.: ZAXA-25-4

Owner: Landmark Builders & Investments, LLC Applicant: Civil Engineering Professionals, LLC

Chairperson Coleman opened the public hearing at 6:23 pm.

Item presented by Jorge Barake, City Planner.

Applicant Correen Robinson of Civil Engineering Professionals, LLC, briefed Commissioners on the request.

Ronnie Zmolik, representing 1006 S Mulberry St, spoke in protest.

Erica Stubbs, 902 Oak Drive, ceded their time to Matt Stubbs.

Matthew Stubbs, 902 Oak drive, spoke in protest.

Christine Severson, 903 N Preston St, spoke in protest

**Chairperson Coleman** closed the public hearing at 6:36 pm.

Motion to approve the request by Chairperson Coleman; second by Commissioner Estes.

Correen Robinson answered questions regarding future TXDOT plans and drainage study to be performed.

# MINUTES CITY OF ENNIS PLANNING AND ZONING COMMISSION Monday, July 28, 2025, 6:00 P.M.

A vote was cast, 0 in favor, 6 against. Motion to approve failed.

b. Conduct a public hearing to discuss and consider a request for ZONING CHANGE from Single Family Residential-5 (R-5) to Corridor Commercial (CC) for an approximately 0.097-acre tract of land situated in the James Jackson Survey, Abstract No. 578, City of Ennis, Ellis County, Texas. Generally located in the 1000-Block of S Interstate Highway 45 between the frontage road and Oakhill Estates subdivision. Portion of Ellis CAD ID 186298.

P&Z Case No.: ZAXA-25-11

Owner: Landmark Builders & Investments, LLC Applicant: Civil Engineering Professionals, LLC

Chairperson Coleman opened the public hearing at 6:52 pm.

Item presented by Jorge Barake, City Planner.

Applicant Correen Robinson of Civil Engineering Professionals, LLC, briefed Commissioners on the request.

Ronnie Zmolik, representing 1006 S Mulberry St, spoke in protest.

Matthew Stubbs, 902 Oak drive, spoke in protest.

Chairperson Coleman closed the public hearing at 6:58 pm.

Motion to approve the request by Chairperson Coleman; second by Commissioner Sacha.

A vote was cast, 4 in favor, 2 against (McCauley & Snodgrass). Motion adopted.

#### V. ADJOURNMENT

With no other business, **Chairperson Coleman** declared the meeting adjourned at approximately 7:06 P.M.

ATTEST:	APPROVED:
Jorge Barake, City Planner	lan Coleman, Chairperson
Troy Foreman, Assistant Director of Planning and Building Official	-

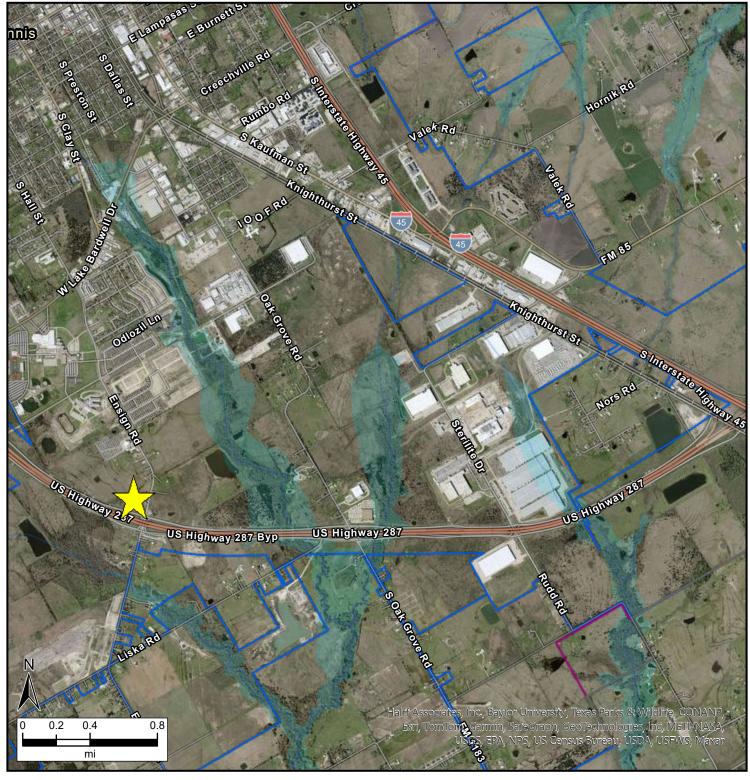




# AGENDA SUMMARY FORM

MEETING DATE:	08/25/25			ITEM NO.	IV a		_
AGENDA ITEM:	Conduct a public hearing to discuss and consider a request for ZONING CHANGE from Agricultural (A) to Corridor Commercial (CC) for an approximately 1.887-acre tract of land situated in the Williamson H. Bundy Survey, Abstract No. 64 and David Rose Survey, Abstract No. 905, City of Ennis, Ellis County, Texas. 4009 Ensign Rd. Portion of Ellis CAD IDs 189871 and 202264.  P&Z Case No.: ZAXA-25-7  Owner: Ralph Evans  Applicant: Triangle Engineering						
SUBMITTED BY:	Jorge Barake						
SUMMARY:	The subject property, measuring approximately 1.887 acres, is situated in the William H Bundy Survey, and located at 4009 Ensign Road. The applicant, Triangle Engineering, is requesting a ZONING CHANGE from Agricultural (A) to Corridor Commercial (CC).  The applicant has indicated that it is their intention to develop and construct a 7 Eleven Convenience Store measuring 4,729 square feet along with 6 multiple pump dispensers. If approved, the 7 Eleven Store will operate 24 hours a day, 7 days a week.						
STAFF RECOMMENDATION:	Staff recommends appr	oval					
RECOMMENDED MOTION:	I move to approve the	request for	a ZONING	CHANGE	as presente	ed_	
NAME: CHAIRPERSON COLEI VICE CHAIRPERSON I COMMISSIONER ESTE COMMISSIONER GARI COMMISSIONER McC/ COMMISSIONER SACI COMMISSIONER SNO COMMISSIONER SEVE	HUGHES ES RETT AULEY HA DGRASS ERSON (alt.)	MOTION	SECOND		AYE	NAY	
COMMISSIONER TOM	rking (ait)						

# Vicinity Map



### Legend

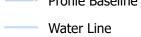


1% Annual Chance Flood Hazard Area

0.2% Annual Chance Flood Hazard Area

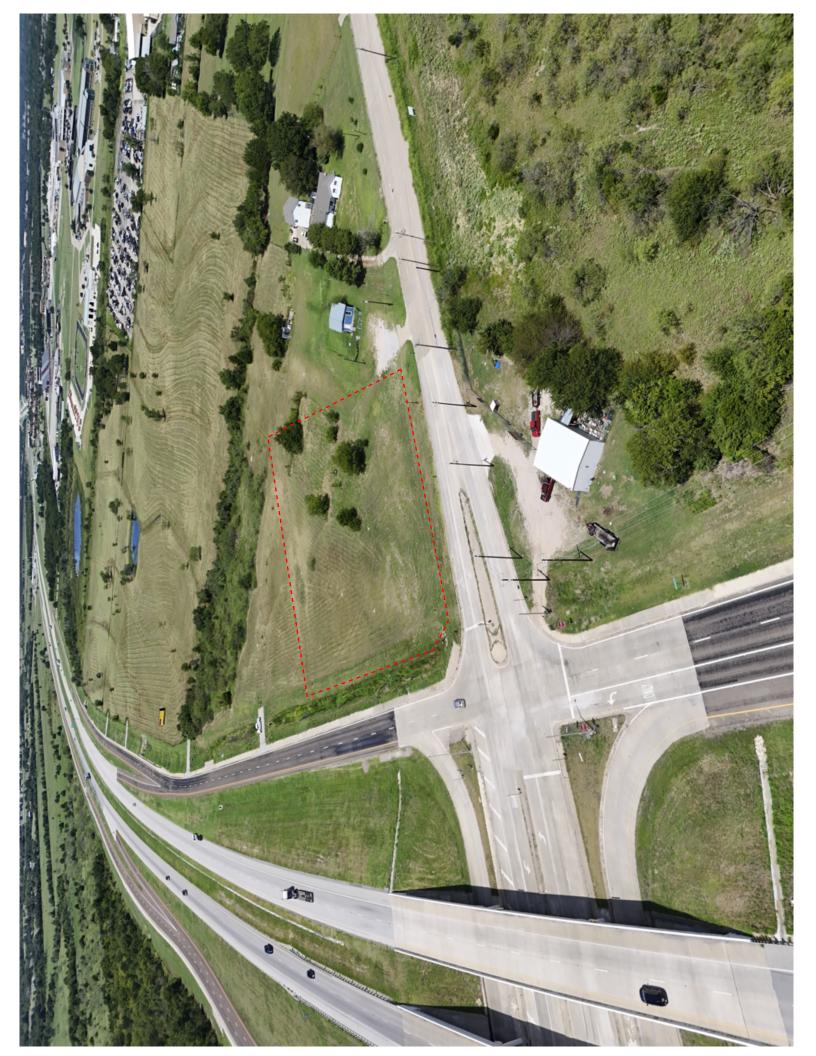
Profile Baseline

Base Flood Elevation











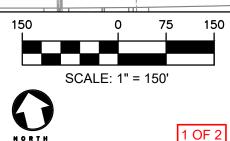


**Current Zoning** 

#### **ZONING EXHIBIT** ENNIS, TEXAS - ENSIGN ROAD & HWY 287 **REVISION / DESCRIPTION** (1) 5-29-25 1st ZONING SUBMITTAL PROTOTYPE: 7 - ELEVEN **DEVELOPER ENGINEER** DATE (2) 6-30-25 2nd ZONING SUBMITTAL 1.887 ACRES 07-16-25 ACREAGE: COMPANY: VERDAD REAL ESTATE COMPANY: TRIANGLE ENGINEERING LLC (3) 7-16-25 3rd ZONING SUBMITTAL NAME: KEVIN PATEL, P.E NAME **MOISES CASTRO** PHONE:# 214-609-9271 PHONE: 214-708-2265 LINE DATA TABLE LINE DATA TABLE LINE # LINE # DISTANCE **BEARING** DISTANCE **BEARING** 222.45 N7613'43"W L9 N7513'09"W L1 601.26' L2 62.29' N7513'43"W L10 831.42' N59°27'40"E L3 264.61" N13°46'17"E L11 426.91' S31°23'32"E L4 14.18 N58'37'53"E L12 15.64 S12°52'08"W L5 286.75 S76°14'35"E L6 238.00 S12°52'08"W MAJTEDO COMEZ, ET AL. BOC. NO. SUSBEIT BARLOX. S18°27'41"W L7 23.74 L8 19.81 S58°00'57"W PROPERTY TO BE REZONED TEXAS POWER & LIGHT COMPANY EASEMENT VOL. 330, PG. 668 D.R.E.C.T. PROPOSED DOC. NO. 2119167 35' FIRELANE, ACESS & UTILITY EASEMENT 'o APPROXIMATE LOCATION-GAS PIPELINE EASEMENT VOL. 495, PG. 115 D.R.E.C.T. PROPOSED 10' UTILITY EASEMENT PROPOSED 15' ELECTRIC EASEMENT PROPOSED 24' FIRELANE, ACESS & UTILITY EASEMENT ENSIGN ROAD ø PROPOSED MUTUAL ACCESS EASEMENT 1.887 Acres A to CC Zoning -20' P.U.E. DOC. NO. 2136721 O.P.R.E.C.T. US HIGHWAY 287 AUG). BLE WIDTH PUBLIC RIGHT-OF-W CONCRETE CURB & GUTTER U.S. HWY. 287 WESTBOUND U.S. HWY. 287 EASTBOUND 150 0 75



SITE DATA SUMMARY TABLE				
ACREAGE TO BE REZONED:	(82,193 S.F.) OR 1.887 ACRES			
CURRENT ZONING:	AGRICULTURAL (A)			
PROPOSED ZONING:	CORRIDOR COMMERCIAL (CC)			
	·			



LEGAL DESCRIPTION			ENNIS,	TEXAS -	ENSIGN ROAD & HW	Y 287
PROTOTYPE:	7 - ELEVEN	DEVELO	PER		ENGINEER	DATE
ACREAGE:	1.887 ACRES	COMPANY: VERDAD	REAL ESTATE	COMPANY	: TRIANGLE ENGINEERING LLC	07-16-25
		NAME: MOISES C	ASTRO	NAME:	KEVIN PATEL, P.E.	

PHONE:# 214-609-9271

214-708-2265

PHONE:

REVISION / DESCRIPTION

- (1) 5-29-25 1st ZONING SUBMITTAL
- (2) 6-30-25 2nd ZONING SUBMITTAL
- (3) 7-16-25 3rd ZONING SUBMITTAL

#### LAND DESCRIPTION

BEING a 1.887 acre tract of land within the Williamson H. Bundy Survey, Abstract Number 64 and the David Rose Survey, Abstract Number 905, City of Ennis, Ellis County, Texas, and being a portion of a tract of land described to Ralph Sidney Evans, by the Deed recorded in Instrument Number 2020334, Deed Records, Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the most southerly southeast corner of the herein described tract, and same being a northerly corner of a tract of land described to State of Texas, by the Judgement recorded in Instrument Number 1801313, Official Public Records of Ellis County, Texas, also being a point on the north right-of-way line of US Highway 287 (variable width public right-of-way);

THENCE North 76 degrees 13 minutes 43 seconds West, with the north right-of-way line of said US Highway 287, and along the north line of said State of Texas tract, a distance of 222.45 feet to a 5/8 inch rebar capped "TXRCS" found for corner;

THENCE North 75 degrees 13 minutes 43 seconds West, with the north right-of-way line of said US Highway 287, and along the north line of said State of Texas tract, a distance of 62.29 feet to a point for corner, from which a 5/8 inch rebar found with a cap stamped "TXDOT" for a point on the north right-of-way line of said US Highway 287, bears North 75 degrees 13 minutes 09 seconds West for a distance of 771.95 feet;

THENCE departing the north right-of-way line of said US Highway 287, over, across, and upon said Evans tract, the following courses and distances:

North 13 degrees 46 minutes 17 seconds East a distance of 264.61 feet to the most westerly northwest corner of the herein described tract;

North 58 degrees 37 minutes 53 seconds a distance of 14.18 feet to the most northerly northwest corner of the herein described tract;

South 76 degrees 14 minutes 35 seconds East a distance of 286.75 feet to the most northeasterly corner of the herein described tract, and same being a point on the west line of a tract of land described to City of Ennis, by the Deed recorded in Volume 2310, Page 2478, Deed Records of Ellis County, Texas, also being a point on the west right-of-way line of Ensign Road (variable width public right-of-way), from which a 1/2 inch rebar found for the most northerly corner of said City of Ennis tract, bears North 12 degrees 52 minutes 08 seconds East a distance of 15.64 feet, and North 31 degrees 23 minutes 32 seconds West a distance of 426.91 feet to the most northerly corner of said Evans tract;

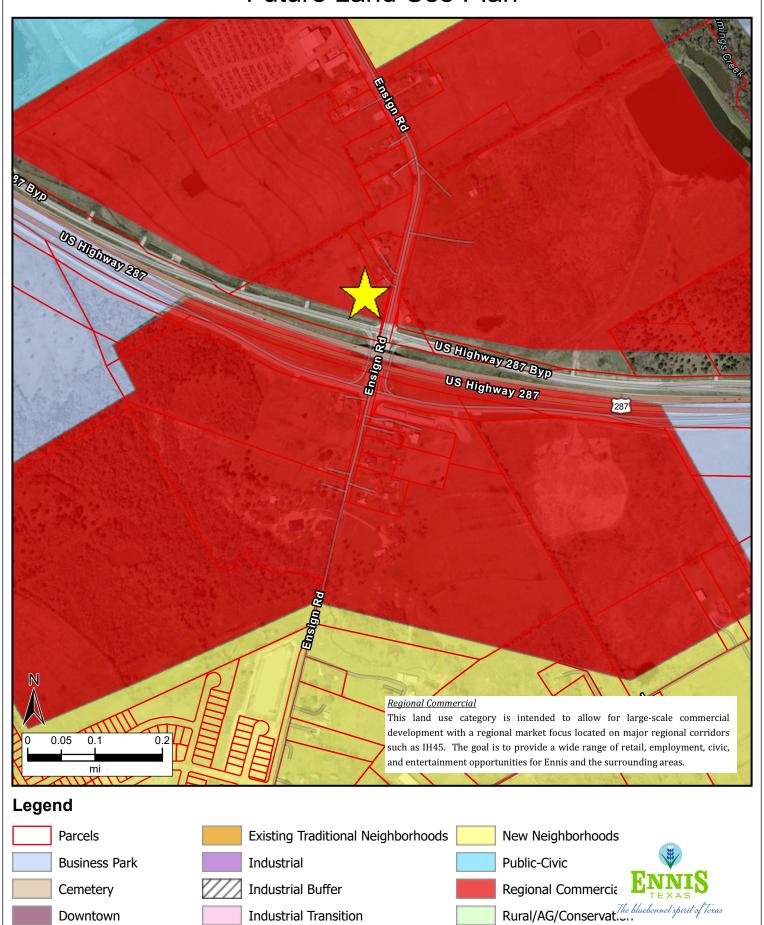
THENCE South 12 degrees 52 minutes 08 seconds West, along the west line of said City of Ennis tract, and with the west right-of-way line of said Ensign Road, a distance of 238.00 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the most northeasterly corner of said State of Texas tract;

THENCE along the north line of said State of Texas tract, and along the north right-of-way line of said US Highway 287, the following courses and distances:

South 18 degrees 27 minutes 41 seconds West, a distance of 23.74 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

South 58 degrees 00 minutes 57 seconds West, a distance of 19.81 feet to the POINT OF BEGINNING and containing 82,193 square feet or 1.887 acres of land, more or less.

## Future Land Use Plan



Existing Neighborhoods New Lakefront Neighborhoods

#### Rezoning Narrative from Agricultural to Corridor Commercial

Applicant: Verdad Real Estate

Property Location: NWC U.S. Hwy 287 Bypass and Ensign Rd - Ennis TX

Parcel Number: 189871 - Proposed land size 82,193 S.F.

To whom it may concern,

We are seeking to rezone 82,193 S.F. of the subject property from Agriculture (AG) to Corridor Commercial (C). The purpose of this rezoning is to facilitate the development of a 7 Eleven Convenience Store with Gasoline Sales. The proposed development follows the Corridor Commercial requirements for the use requested and meets the landscaping/building buffers, parking requirements, and landscaping coverage. Below we've provided an overview of the project.

#### **OVERVIEW**

EXISTING ZONING: AG AGRICULTURE

PROPOSED ZONING: CC CORRIDOR COMMERCIAL

PROPOSED USE: CONVENIENCE STORE W/ FUEL PUMPS

COMPANY: 7-ELEVEN
PROPOSED LAND SIZE: 82,193 S.F.
BUILDING AREA: 4,729 S.F.

GASOLINE PUMPS: 6 MULTIPLE PUMP DISPENSERS

#### **OPERATIONS AND USE**

**Convenience Shopping:** Provides quick access to everyday essentials such as snacks, beverages, aroceries, toiletries, and household items.

**Food and Beverages:** Offers prepared foods, hot snacks, coffee, and cold drinks, catering to on-the-go customers.

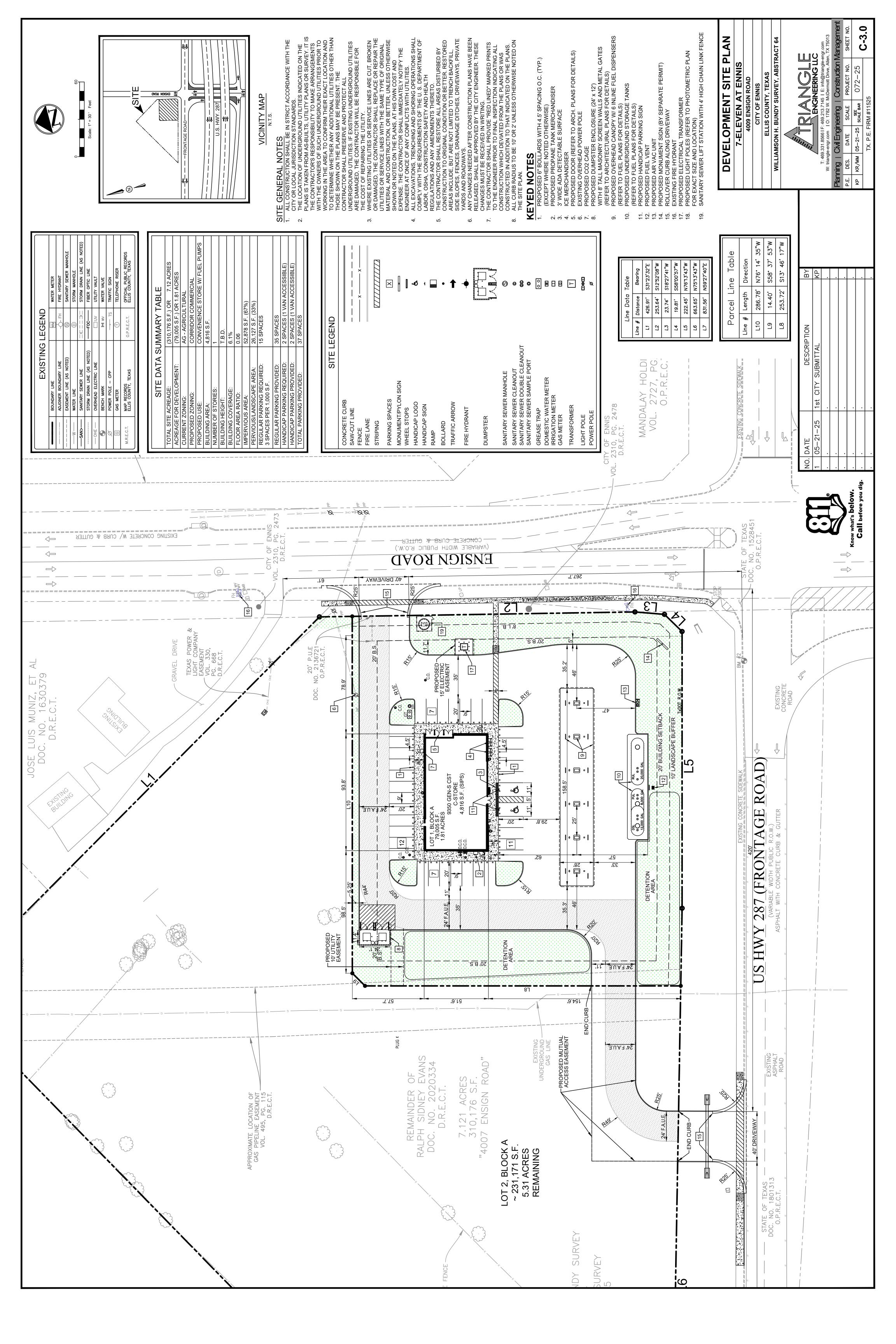
Operating Hours: 24/7

Employees: 8-12 Employees

Gasolines Sales: Fuel Station with Several service pumps, proposing 6 multiple pump dispensers

**Money Services:** Provides ATM access, bill payment, and money transfer services.

Lottery and Tobacco Products: Sells lottery tickets and tobacco products













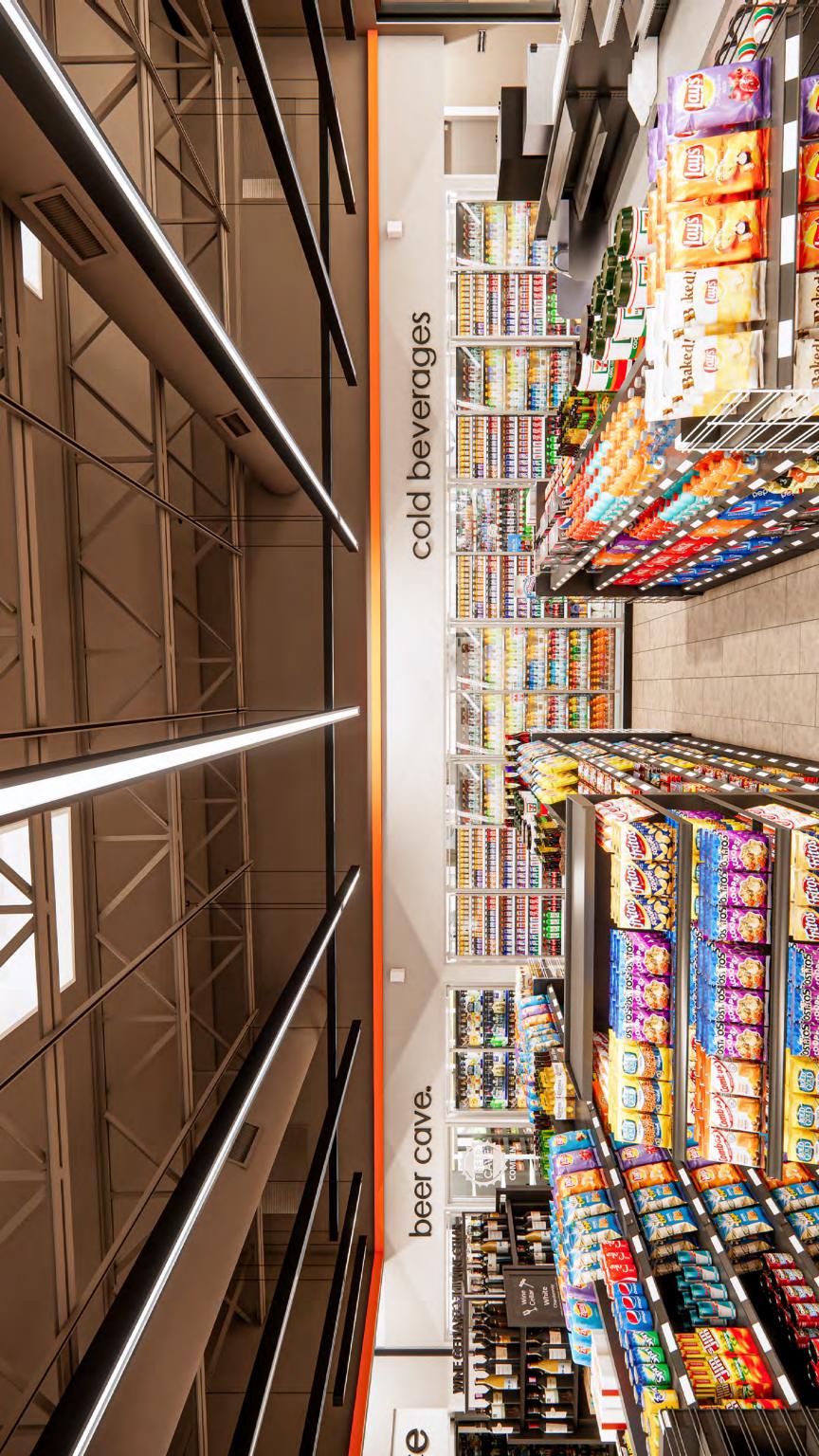
















#### **ZAXA-25-7**

Zoning Change Application

Status: Active

Submitted On: 5/28/2025

#### **Primary Location**

4009 ENSIGN RD ENNIS, TX 75119

#### **Owner**

EVANS RALPH S

E FM 813 1526 PALMER, TX 75152-9531

#### **Applicant**

Stephanie Wall

J 469-331-8566 ext. 102

a stephanie@triangle-engr.com

n 1782 W. McDermott Dr

Allen

Allen, TX 75013

### **Application Information**

Applicant Name\* Type of Application\*

Stephanie Wall Zoning

Subdivision Name Property Type

Commercial

No. of Lots\* Acreage\*

1.887

Current Use\* Proposed Use\*

Vacant Lot Convenience Store with Fuel Pumps

Current Zoning\* Proposed Zoning\*

A - Agricultural CC - Corridor Commercial

Water/Sewer Service \* ② Are you using an Agent/Representative?\*

Rice Water Yes

#### Reason for Request\*

The purpose of this rezoning is to facilitate the development of a 7 Eleven Convenience Store with Gasoline Sales. The proposed development follows the Corridor Commercial requirements for the use requested and meets the landscaping/building buffers, parking requirements, landscaping coverage.

Will you be using a Temporary Concrete Batch Plant? Will you be requesting a Public Improvement District (PID)?\* (Requires a Specific Use Permit)\* No No **Owner Information Owner Name Owner Street Address** Ralph Evans 1526 FM 813 Owner City, State Zip Owner Telephone @ 9723511437 Palmer, TX 75152 Owner Email @ christi@tomorrowsrealty.com Agent/Representative Information Firm Name \* Main Contact\* Triangle Engineering Kartavya (Kevin) Patel Address\* City, State Zip 1782 W. McDermott Dr. Allen, TX 75013 Telephone\* Email\* 4693318566 kpatel@triangle-engr.com Signature Applicant Signature\* **△** Planning and Zoning Hearing Date Stephanie Wall May 28, 2025 **△** City Commission Hearing Date



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

City of Ennis Received

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-25-7

PID No. 205342

AUG 1 3 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, August 25, 2025 at 6:00 PM and the City Commission on Tuesday, September 16, 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 Agricultural (A) to Corridor Commercial (CC) for an approximately 1.887-acre tract of land situated in the Williamson H. Bundy Survey, Abstract No. 64 and David Rose Survey, Abstract No. 905, City of Ennis, Ellis County, Texas. 4009 Ensign Rd. Portion of Ellis CAD IDs 189871 and 202264. P&Z Case No.: ZAXA-25-7

Owner: Ralph Evans

Applicant: Triangle Engineering

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on August 20, 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):

X IN FAVOR OF	IN PROTEST AGAINST
Signature	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.
	Print Name
	Signature
	Print Name
	Signature

PLEASE MAIL OR DELIVER TO: CITY OF ENNIS PLANNING AND DEVELOPMENT 108 W KNOX ST ENNIS, TEXAS 75119

OR

E-MAIL TO barake@ennistx.gov estubbs@ennistx.gov

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

### COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-25-7 Received

PID No. 287193

AUG 1 9 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on <u>Monday, August 25, 2025 at 6:00 PM</u> and the City Commission on <u>Tuesday, September 16, 2025 at 6:00 PM</u> 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:

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P&Z Case No.: ZAXA-25-7 Owner: Ralph Evans

**Applicant: Triangle Engineering** 

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COMMENTS (attach additional sheets if necessary):	
Please Hold these à	applicants to a man standa
Construct an destheti	cally plessing facility.
Trat will complime	it the Irea
IN FAVOR OF	IN PROTEST AGAINST
Signature	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.
	Print Name
	Signature
	Print Name
	Signature

PLEASE MAIL OR DELIVER TO:
CITY OF ENNIS PLANNING AND DEVELOPMENT
108 W KNOX ST
ENNIS, TEXAS 75119

OR

E-MAIL TO jbarake@ennistx.gov estubbs@ennistx.gov



### **ZONING APPLICATION REVIEW**

CASE NUMBER: ZAXA-25-7	
Is the request in compliance with the Comprehensive Plan / Land Use Plan?	YES NO
Does the request allow the property owner reasonable use of the property?	YES NO
Does the request include a Development Agreement?	YES NO
EFFECTS OF PROPOSED USE:	
HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT SOME MEANS?	CT MITIGATED BY
Traffic Congestion:	YES NO IN PROGRESS
Noise and Light Pollution:	YES NO IN PROGRESS
Air Quality:	YES NO IN PROGRESS

# HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT MITIGATED BY SOME MEANS?

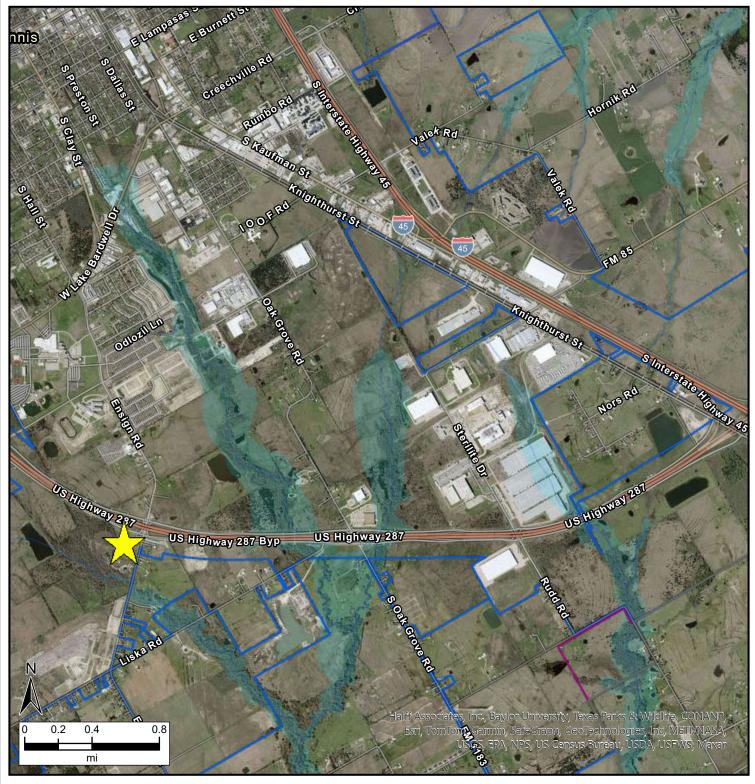
Water System:	YES NO [	✓ IN PROGRESS
Wastewater System:	YES NO	✓ IN PROGRESS
• School District:	YES NO [	IN PROGRESS
• Parks:	YES NO	IN PROGRESS
STAFF NOTES:		



# AGENDA SUMMARY FORM

MEETING DATE:	08/25/25			ITEM NO.	IV b		_
AGENDA ITEM:	Conduct a public hearing to discuss and consider a request for ZONING CHANGE from Agricultural (A) to Corridor Commercial (CC) for an approximately 0.194-acre tract of land situated in the David Rose Survey, Abstract No. 905, City of Ennis, Ellis County, Texas. 4211 Ensign Rd. Portion of Ellis CAD ID 138779.  P&Z Case No.: ZAXA-25-9  Owner: Ensign 21, LLC  Applicant: Foresite Group, LLC						
SUBMITTED BY:	Erica Stubbs						
SUMMARY:	The subject property, measuring approximately 0.194 acres, is generally located at 4211 Ensign Road and situated in the David Rose Survey, Abstract No. 905. The applicant, Foresite Group, LLC, is requesting a ZONING CHANGE from Agricultural (A) to Corridor Commercial (CC).  On February 4, 2025, at the recommendation of P&Z Commission, the City Commission approved a zoning change from Agricultural (A) to Corridor Commercial (CC) for the 1.329 acre tract located at the southwest corner of US 287 and Ensign Road. The current request for consideration is to rezone the immediately adjacent 0.194 acres along the southern boundary for the purpose of encompassing the proposed access to the site. The current zoning of the 0.194 acre tract is Agricultural (A) with a proposed zoning of Corridor Commercial (CC). Proposed development on the 1.523 acre site includes construction of a convenience store measuring approximately 5,500 square feet and fuel pumps. Development of the property will be required to meet all standards as specified by the Unified Development Ordinance (UDO).						
STAFF RECOMMENDATION:	Staff recommends appr	oval					
RECOMMENDED MOTION:	I move to approve the	request for	a ZONING	CHANGE	as presente	e <u>d</u>	
NAME: CHAIRPERSON COLEM VICE CHAIRPERSON H COMMISSIONER ESTE COMMISSIONER GARE COMMISSIONER McCA COMMISSIONER SACH COMMISSIONER SNOI COMMISSIONER SEVE COMMISSIONER TOM	HUGHES ES RETT AULEY HA DGRASS ERSON (alt.)	MOTION	SECOND		AYE	NAY	

# Vicinity Map



0.2% Annual Chance Flood Hazard Area

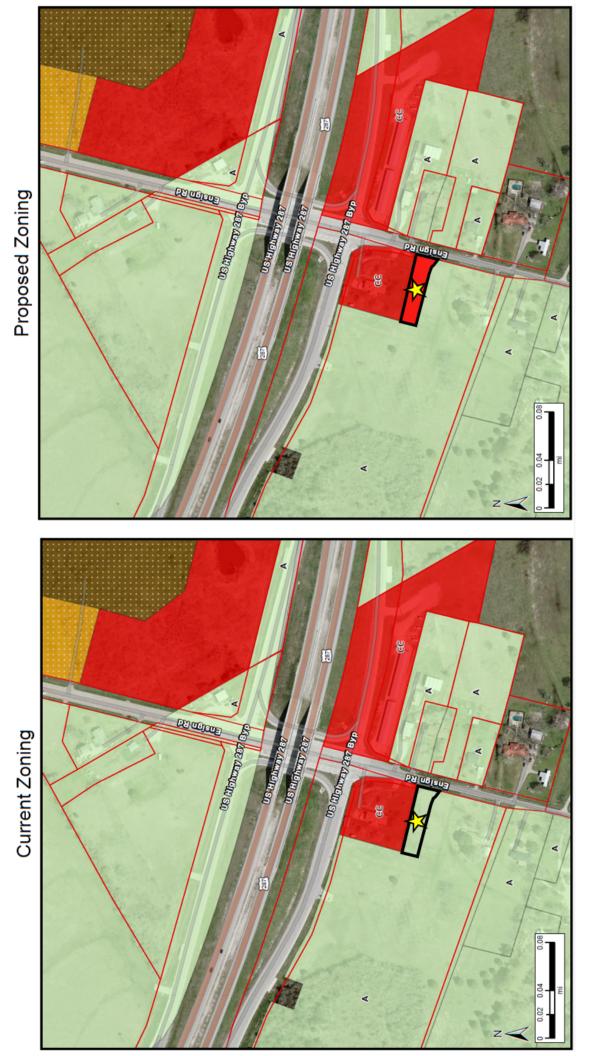
Profile Baseline

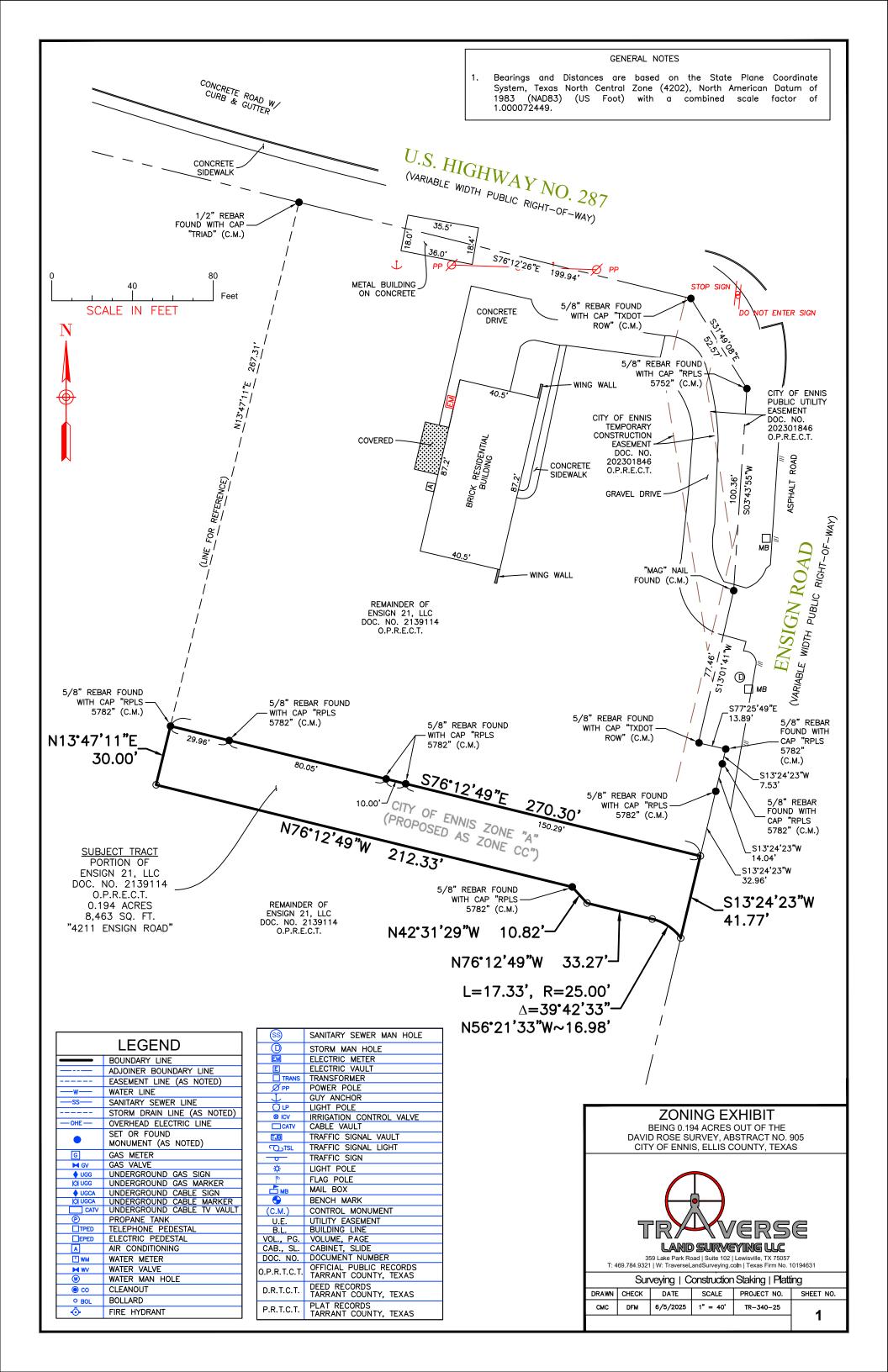
### Legend



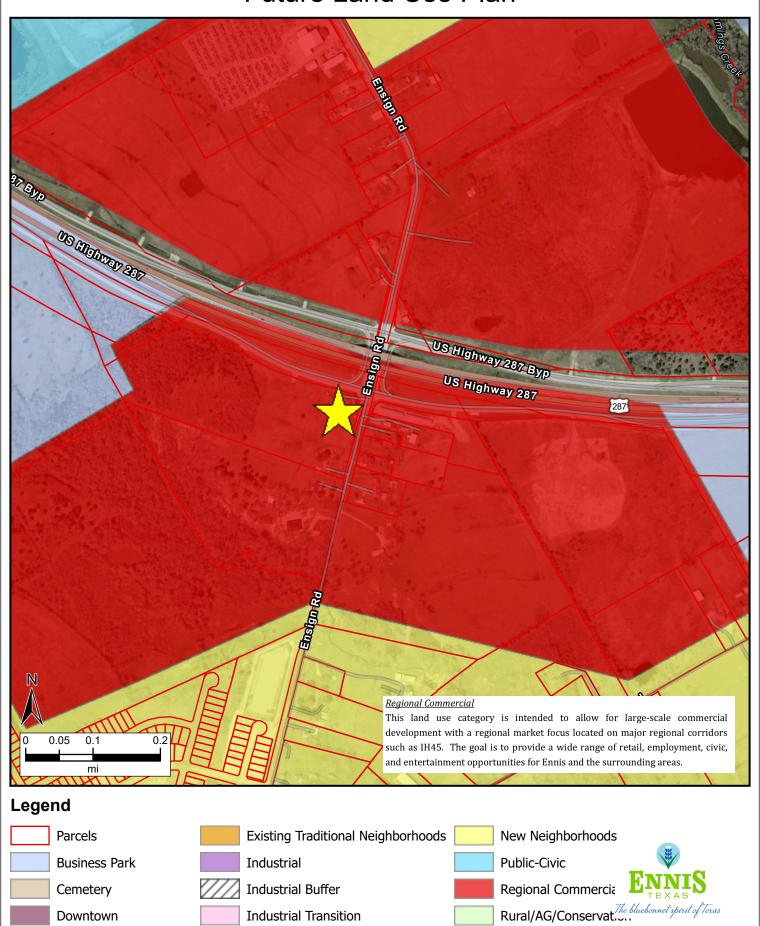








## Future Land Use Plan



Existing Neighborhoods New Lakefront Neighborhoods



4925 Greenville Avenue, Suite 480

Dallas, Texas 75206

o | 214.939.7123

f | 770.368.1944

w | www.foresitegroup.net

D/B/A Foresite Consulting Group of Texas, LLC

July 8, 2025

RE: Convenience Store with Gas Pumps 4211 Ensign Road Ennis, TX 71105

Dear Plan Reviewer,

Please accept the following narrative to support the Rezoning Application submittal.

Foresite Group LLC is the civil engineering consultant working on a  $\pm 5500$  SF convenience store with fuel pumps and related improvements at the above-mentioned location. The site is intended to be a  $\pm 1.534$  acre development generally located at 4211 Ensign Road.

We have successfully rezoned the  $\pm 1.329$  AC portion of the property; however, the Client has obtained an additional  $\pm 0.194$  acres. We are looking to rezone this portion of the property to Community Corridor District as well so it may be included in the development.

Sincerely, FORESITE GROUP, LLC



**ZAXA-25-9** 

Zoning Change Application

Status: Active

Submitted On: 6/24/2025

**Primary Location** 

4211 ENSIGN RD ENNIS, TX 75119

**Owner** 

**ENSIGN 21 LLC** 

PO Box 190663 Dallas, TX 75219-0663

**Applicant** 

TARIQ KHAN

214-683-3992

tkhan@fg-inc.net4925 Greenville Ave

Suite 480

Dallas, TX 75206

### **Application Information**

Applicant Name\* Type of Application\*

Tariq Khan Zoning

Subdivision Name Property Type

David Rose Survey - Abstract No 905 Commercial

No. of Lots\* Acreage\*

. 0.194

Current Use\* Proposed Use\*

Residential Convenience Store with Gas Pumps

Current Zoning\* Proposed Zoning\*

A - Agricultural CC - Corridor Commercial

Water/Sewer Service \* ② Are you using an Agent/Representative?\*

Rice Water No

#### Reason for Request\*

We've previously rezoned the 1.3 acres as part of the fuel station development. The owner later acquired 0.194 acres as part of ongoing negotiations. We're looking to incorporate the additional 0.194 acres within this development.

Will you be using a Temporary Concrete Batch Plant? (Requires a Specific Use Permit)* No	•	Will you be requesting a Public Improvement District (PID)?* No
Owner Information		
Owner Name		Owner Street Address
Ensign 21, LLC		PO Box 190663
Owner City, State Zip		Owner Telephone ②
Dallas, Texas 75219		630-207-6569
Owner Email @ msmith@airstreamrealty.com		
Signature		
Applicant Signature*		
✓ Tariq Khan Jun 24, 2025		_
_		



### **ZONING APPLICATION REVIEW**

CASE NUMBER: ZAXA-25-9		
Is the request in compliance with the Comprehensive Plan / Land Use Plan?	YES NO	
Does the request allow the property owner reasonable use of the property?	<b>✓</b> YES NO	
Does the request include a Development Agreement?	YES NO	
EFFECTS OF PROPOSED USE:		
HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT SOME MEANS?	F MITIGATED BY	
Traffic Congestion:	YES NO	✓ IN PROGRESS
Noise and Light Pollution:	YES NO	✓ IN PROGRESS
Air Quality:	YES NO	IN PROGRESS
• Crime:	YES NO	✓ IN PROGRESS

REVIEWED BY: <u>Frica Stubbs</u>

# HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT MITIGATED BY SOME MEANS?

Water System	m:	YES NO	<b>✓</b> IN PROGRESS
Wastewater:	System:	YES NO	✓ IN PROGRESS
School District	ct:	YES NO	IN PROGRESS
• Parks:		YES NO	IN PROGRESS
STAFF NOTES:			

