



**ENNIS**  
TEXAS

*The bluebonnet spirit of Texas*

**PLANNING AND ZONING COMMISSION**

**NOVEMBER 10, 2025**



## PLANNING AND ZONING COMMISSION MEETING AGENDA

MONDAY, NOVEMBER 10, 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 October 13, 2025 Regular Meeting Minutes

### IV. INDIVIDUAL ITEMS FOR CONSIDERATION

- a. Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Light Industrial and Manufacturing (L-IM) to Corridor Commercial (CC) for an approximately 14.947-acre tract of land situated in the William A Park Survey, Abstract No. 871, City of Ennis, Ellis County, Texas. Located approximately at the southwest corner of Interstate 45 and N Kaufman Street. Ellis CAD ID 249501  
P&Z Case No.: ZAXA-25-16  
Owner: Sapphire Group, LLC-Series 3  
Applicant: Joseph Bickham

**City Staff: Jorge Barake, City 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 [www.ennistx.gov](http://www.ennistx.gov) and said Notice was posted prior to the following date and time: **TUESDAY , NOVEMBER 4, 2025 AT 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.

*Jorge Barake*  
Jorge Barake, City Planner  
Planning and Development Department

*Erica Stubbs*  
Erica 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, October 13, 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, October 13, 2025, at 6:03 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	Absent
Vice-Chairperson Hughes	Present	Commissioner Sacha	Present
Commissioner Estes	Present	Commissioner Snodgrass	Present
Commissioner Garrett	Absent	Commissioner Tompkins (Alt.)	Present

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 August 25, 2025, Regular Meeting Minutes  
Motion by **Commissioner Sacha**; second by **Vice-Chairperson Hughes**; to approve the August 25, 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 SPECIFIC USE PERMIT (SUP) to allow a “ temporary concrete batch plant” for a time period not to exceed 6 months on a property zoned Single Family Residential-5 (R-5) district on a portion of Phase 3A of the Prairie View subdivision, City of Ennis, Ellis County, Texas and generally located on the 4000-Block of Lakeview Drive. Ellis CAD ID 308894.

P&Z Case No.: SUP-25-3

Owner: DRP Bookbinder Multistate, LLC

Applicant: Smith Contracting, Inc

**Chairperson Coleman** opened the public hearing at 6:05 pm.

Item presented by **Jorge Barake, City Planner**

**Chairperson Coleman** closed the public hearing at 6:09 pm.

Motion to approve the request by **Vice-Chairperson Hughes**; second by **Commissioner Estes**.

Questions and discussion were had regarding the TCEQ approval process. Applicant’s representative, Clinton Smith spoke to the TCEQ approval process for batch plants. Dust concerns were raised. Mr. Smtih assured that dust mitigation will be in place to ensure the collection of dust. Addresses on the TCEQ issued permits were clarified.

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

- b. Conduct a public hearing to discuss and consider a request to amend Planned Development No. PD-22-11-18.1b development regulations and associated Concept Plan as originally approved by Ordinance No. 23-0207-G4 on February 7, 2023 for an approximately 96.312 acre tract of land situated in the W. Harris Survey, Abstract No. 504, City of Ennis, Ellis County, Texas and generally located at 201 Haskovec Lane. Portion of Ellis CAD ID 289924. The request includes a single family residential planned development containing approximately 441 single family lots and 11.7 acres of common area open space.

P&Z Case No.: DEV-25-12

Owner: RM2 Developments, LLC

Applicant: Ragen Martinek

**MINUTES  
CITY OF ENNIS  
PLANNING AND ZONING COMMISSION  
Monday, October 13, 2025, 6:00 P.M.**

**Chairperson Coleman** opened the public hearing at 6:16 pm

Item presented by **Erica Stubbs, Senior Planner**

Applicant, Ragen Martinek, 7970 FM 660, spoke briefly regarding the requested amendments

Tim Slovacek, 617 Arleta Ln, spoke regarding TCEQ, drainage and utilities to the subdivision along with SH 34 turn lanes and infrastructure

Stacey Slovacek, 617 Arleta Ln, spoke regarding infrastructure and traffic, stating the additional 441 homes to be constructed would cause more traffic. Ms. Slovacek requested proper infrastructure be in place prior to homes being constructed.

**Chairperson Coleman** closed the public hearing at 6:33 pm.

Motion to approve the request by **Commissioner Estes**; second by **Vice-Chairperson Hughes**.

Staff addressed questions to scope of amendments being considered and phasing of construction. Applicant, Ragen Martinek addressed questions pertaining to infrastructure. No definite decision if a PID will be requested. Commissioner Estes brought up concerns of traffic and utilities, specifically sewer.

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

**V. ADJOURNMENT**

With no other business, **Chairperson Coleman** declared the meeting adjourned at approximately 6:50 P.M.

ATTEST:

\_\_\_\_\_  
Jorge Barake, City Planner

APPROVED:

\_\_\_\_\_  
Ian Coleman, Chairperson

\_\_\_\_\_  
Erica Stubbs, Senior Planner

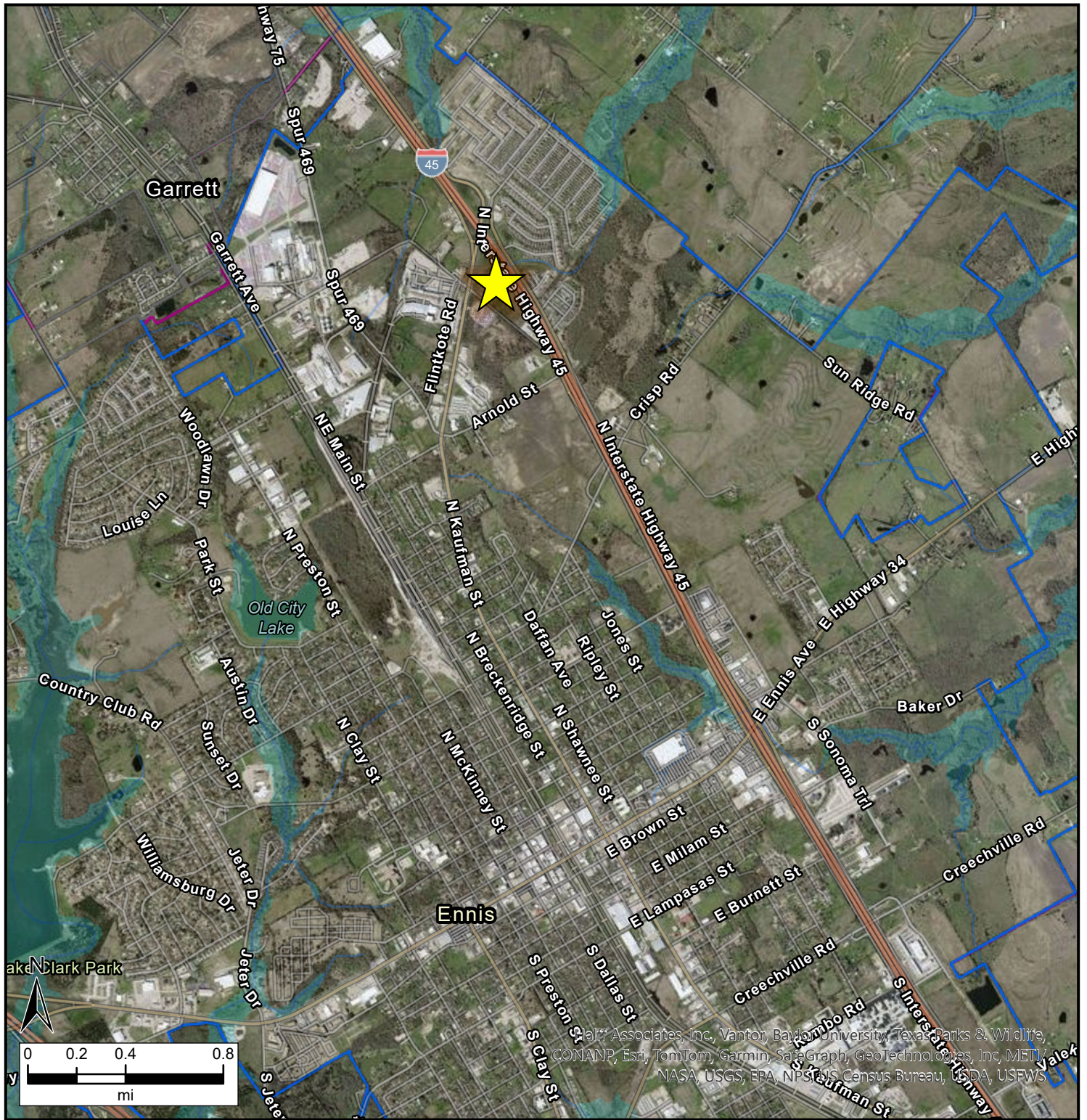


















# Vicinity Map



## Legend

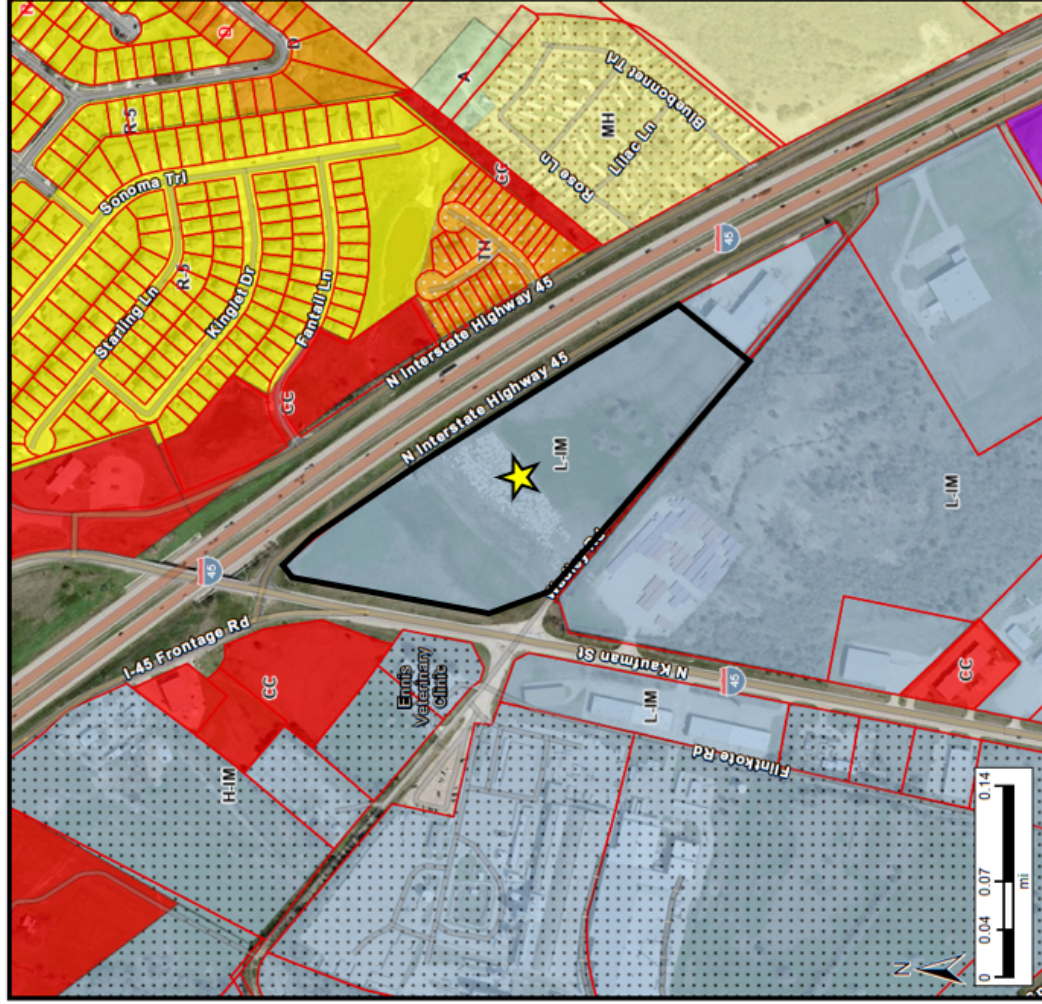
- |   |  |
|---|--|
|  Ennis ETJ                          |  0.2% Annual Chance Flood Hazard Area |
|  Ennis City Limits                  |  Profile Baseline                     |
|  Other Cities Limits                |  Water Line                           |
|  Floodway                           |  Cross Section                        |
|  1% Annual Chance Flood Hazard Area |  Base Flood Elevation                 |



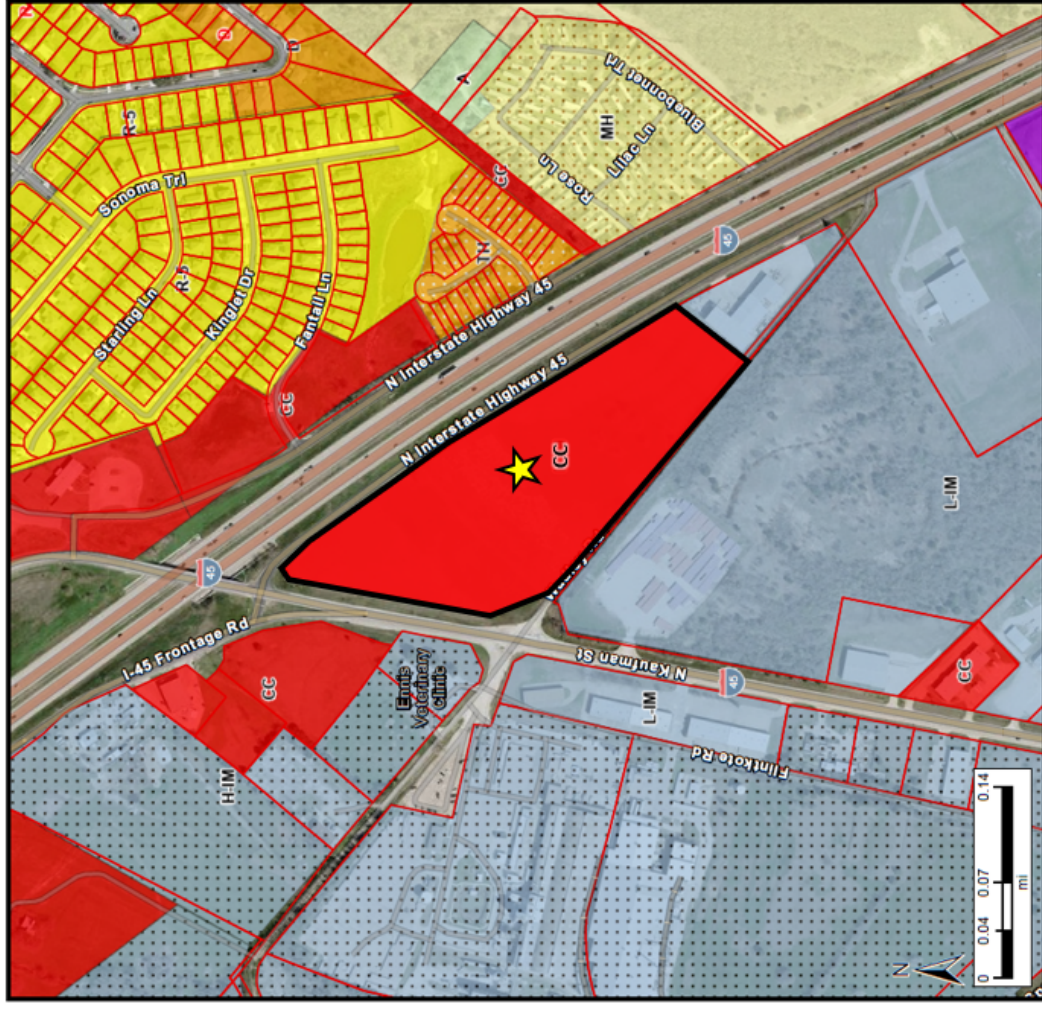




Current Zoning



Proposed Zoning

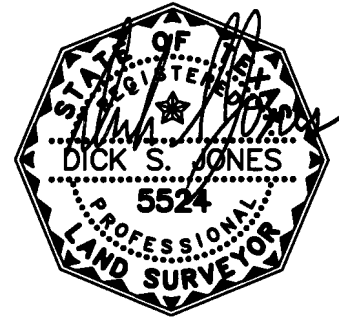


# HERBERT S. BEASLEY

**LAND SURVEYORS L.P.**

- LAND • TOPOGRAPHIC
  - CONSTRUCTION SURVEYING
- FIRM NO. 10094900  
METRO 817-429-0194  
FAX 817-446-5488  
hsbeasley@msn.com

P. O. BOX 8873  
FORT WORTH, TEXAS 76124



DICK S. JONES  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5524

Prepared 25 September 2025

Approximate Location  
Centerline  
Texas Power & Light Company  
Easement and Right of Way  
V. 388, P. 230  
D.R.E.C.T.

Channel Easement  
State of Texas  
V.461, P.344  
D.R.E.C.T.

Channel Easement  
State of Texas  
V.461, P.345  
D.R.E.C.T.

Approximate Location  
Centerline  
Texas Power & Light Company  
Easement and Right of Way  
V. 377, P. 584  
D.R.E.C.T.

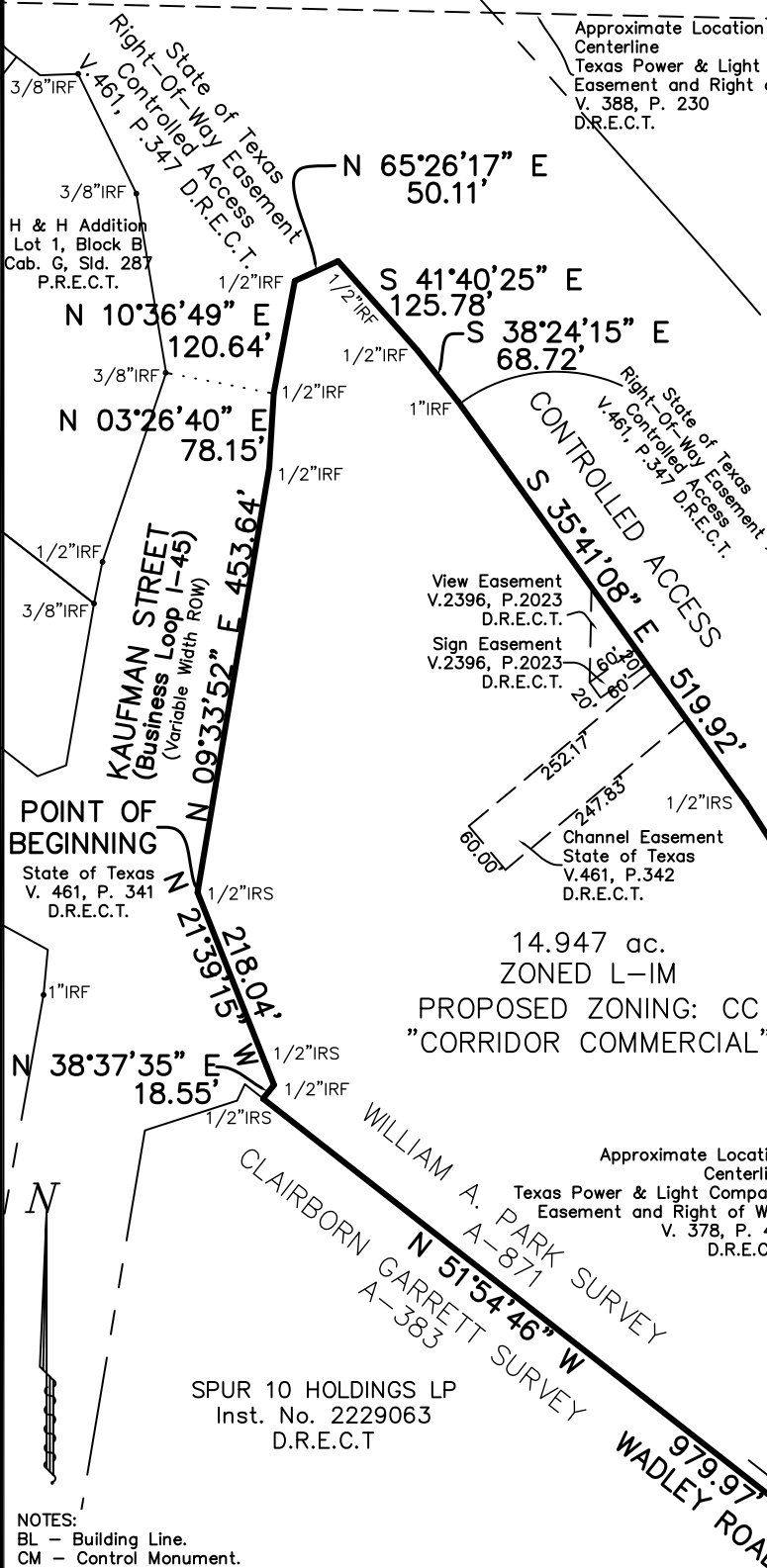
State of Texas  
Right-Of-Way Easement  
Controlled Access  
V.461, P.347 D.R.E.C.T.

State of Texas  
Right-Of-Way Easement  
Controlled Access  
V.462, P.341 D.R.E.C.T.

Texas Utilities  
Electric Co.  
V. 967, P. 122  
D.R.E.C.T.

EDDIE M. RICHARDSON  
V. 1600, P. 492  
D.R.E.C.T.

60D NAIL  
ON POST



SHEET 2 OF 2

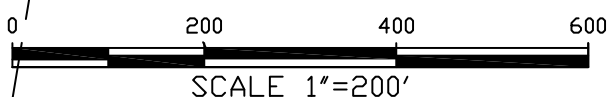
EXHIBIT B

ZONING EXHIBIT  
OF

14.947 ACRES OF LAND  
LOCATED IN THE WILLIAM A.  
PARK SURVEY. ABSTRACT No. 871  
City of Ennis, Ellis County, Texas.

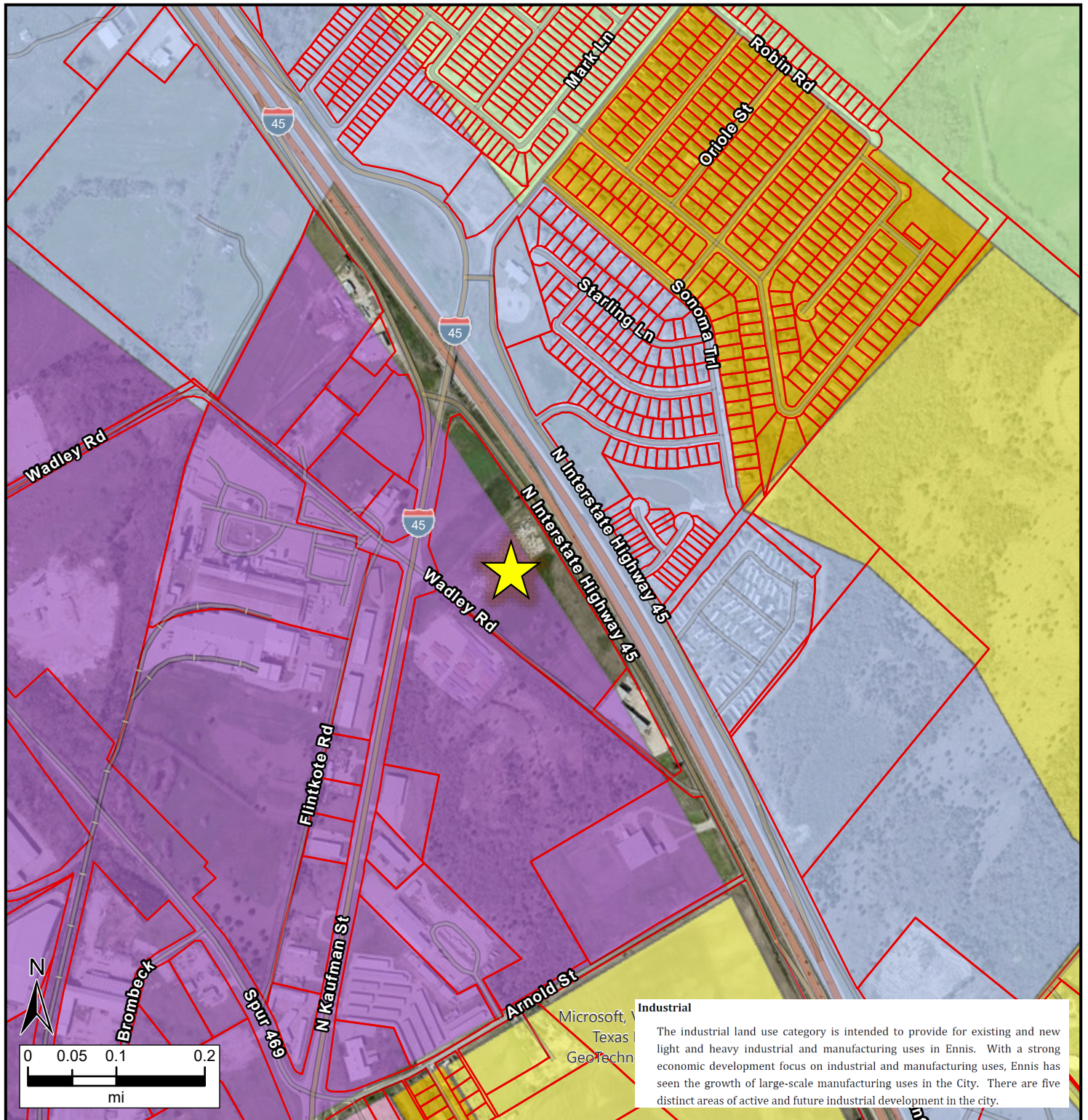
NOTES:  
BL - Building Line.  
CM - Control Monument.  
ESMT - Easement.  
IRF - Iron Rod Found.  
IRS - Iron Rod stamped "Beasley  
6066" set  
DE - Drainage Easement.  
UE - Utility Easement.

Basis of Bearing - NAD 83 (2011)(Epoch:2010.0000) Geoid 18,  
Texas North Central Zone. Grid bearings and Surface distances.  
Grid Scale Factor: 0.999923756698





# Future Land Use Plan



## Legend

Parcels	Existing Traditional Neighborhoods	New Neighborhoods
Business Park	Industrial	Public-Civic
Cemetery	Industrial Buffer	Regional Commercial
Downtown	Industrial Transition	Rural/AG/Conservation
Existing Neighborhoods	New Lakefront Neighborhoods	

AUTHORIZATION LETTER

I, Kyle Boothe, Operating Manager of Sapphire Group, LLC. – Series 3, whose address is 4708 N FM1417, Sherman, Texas 75092, hereby authorize Trinity River Development L.C, whose address is 801 S. Riverfront Blvd., Dallas, Texas 75207, to submit and execute the filing of applications for a zoning change to corridor commercial (or other appropriate zoning classification) with respect to the property known as:

See Exhibit "A" attached and incorporated herein by reference.

Signed this 26 day of September 2025.

SELLER:

SAPPHIRE GROUP, LLC. – SERIES 3

By: \_\_\_\_\_

Kyle Boothe, Operating Manager

STATE OF TEXAS

§

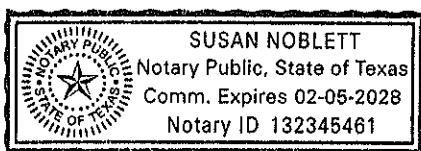
§

COUNTY OF

Grapes

§

This instrument was acknowledged before me on the 26 day of September 2025, by Kyle Boothe, Operating Manager of Sapphire Group, LLC. – Series 3, a Texas series limited liability company, on behalf of said entity.



\_\_\_\_\_  
Notary Public, State of Texas



## Fuel City Zoning Narrative (L-IM to CC)

Fuel City respectfully requests that the City of Ennis approve rezoning of the subject property from L-IM (Light Industrial / Manufacturing) to CC (Corridor Commercial) to allow development of a notable Texas-Brand convenience store destination with award-winning food program and an automatic tunnel car wash.

Corridor Commercial is the ideal classification because the property fronts Kaufman Street and Interstate 45, placing it directly on a major arterial corridor. The Ennis UDO states that the CC district provides sites for community and regional retail, restaurants, and personal services visible from major roadways, with attractive appearance, landscaping, well-designed parking, and controlled traffic. Fuel City's proposed use—combining convenience store, restaurant, fueling, car wash—is exactly the type of high-visibility, service-oriented development the UDO envisions for CC.

Rezoning will bring Ennis a premium operator generating substantial sales tax and ad valorem revenue, boosting surrounding property values, and catalyzing further corridor development. Fuel City's quality in site design, landscaping, architecture, and operations will enhance corridor character and avoid strip-type development. Instead, the site will be planned with landscaping buffers, clustered buildings, and cross-access easements to improve connectivity and reduce redundant curb cuts, consistent with UDO requirements.

The proposal will comply with dimensional standards of the CC district: 20-foot front setbacks along Kaufman and arterial frontage, 20-foot side and rear setbacks, and 40-foot buffers where adjacent to residential. Heights will remain below UDO maximums (two stories/35 ft near residential, up to 5 stories/75 ft elsewhere). Lot coverage will remain at or below the 75% cap.

Buildings will be oriented for strong street presence and pedestrian access. The primary entrance will face the street or a pedestrian path, in alignment with UDO entry standards. Sidewalks, internal walkways, lighting, and architectural detailing will further meet the UDO's urban design expectations.

The retail operations and fuel sales for both passenger vehicles and commercial trucks also aligns with the UDO, which anticipates CC uses generating high vehicle volumes, including truck traffic along regional corridors.

Economically, this project will create over 60 full-time equivalent jobs, generate significant new taxable revenue, and increase values of both the subject property and adjacent parcels. The project embodies the UDO directive that the CC district "maintain and enhance the city's economic base."

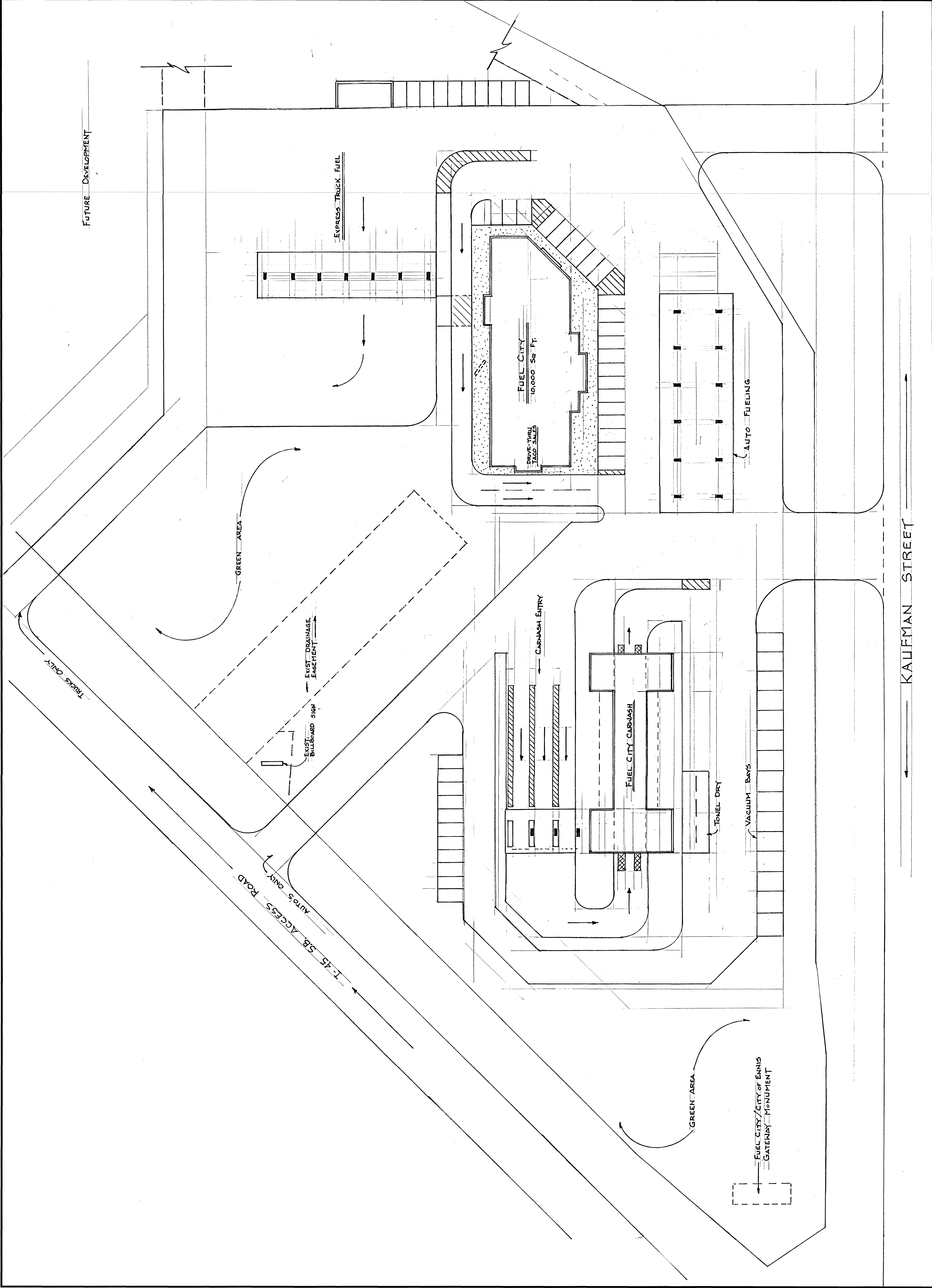
Granting this rezoning will enable a high-quality commercial development, enhance the gateway corridor, attract regional travelers, encourage adjacent redevelopment, and provide meaningful public benefits in jobs and tax revenue.

For these reasons, the request to rezone from L-IM to CC is fully consistent with the purpose and intent of the CC district as described in the Ennis UDO.



REVISIONS	BY

Date	
Scale	
Drawn	
Job	
Sheet	
Of	
Sheets	



FUTURE DEVELOPMENT

KAUFMAN STREET









FUEL CITY  
Car Wash

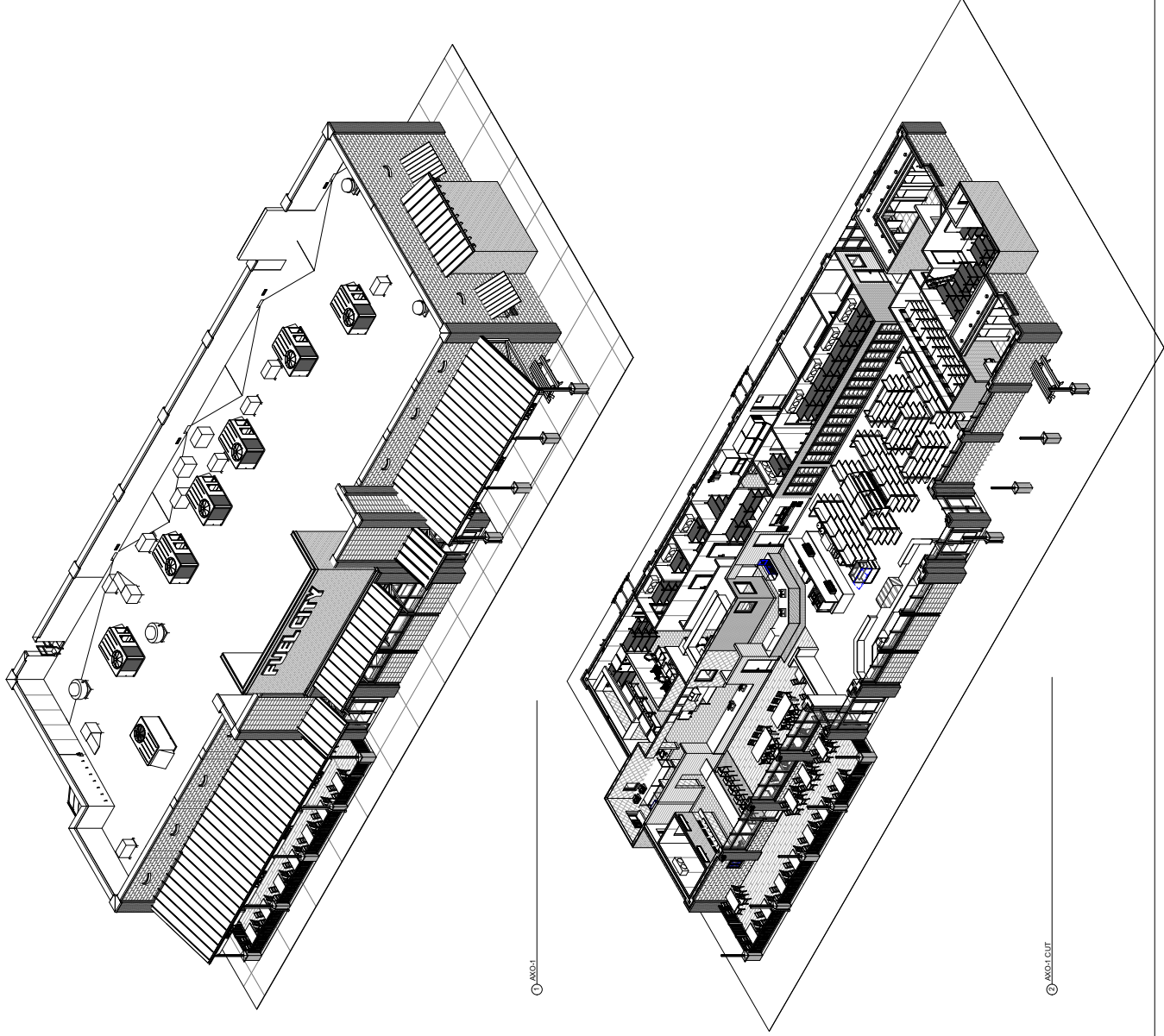
ENTER

PLEASE  
HONK  
IF YOU  
NEED  
ASSISTANCE

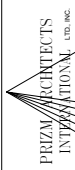
CAR  
IN  
NEUTRAL

FREE WAXING





WYLIE, TEXAS



**ARCHITECTS DESIGNERS PLANNERS**  
580 DECKER DRIVE, SUITE 170  
IRVING, TEXAS 75062  
(972) 714-0420, FAX (972) 714-0282



10/19/21

**FUEL CITY ENNIS  
CONCEPT ARCH  
EXHIBIT**

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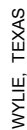
FUEL CITY  
1800 N. STATE HWY 78  
WYLIE, TEXAS

AXO'S

Project Number	0.020.0521
Date	10/19/21
Drawn By	Author
Checked By	Checker

# A11.0

Scale



PRIZM ARCHITECTS  
INTERNATIONAL, LTD., INC.

ARCHITECTS DESIGNERS PLANNERS  
580 DECKER DRIVE, SUITE 170  
IRVING, TEXAS 75062  
(972) 714-0420, FAX (972) 714-0282



10/19/21

**FUEL CITY ENNIS  
CONCEPT ARCH  
EXHIBIT**

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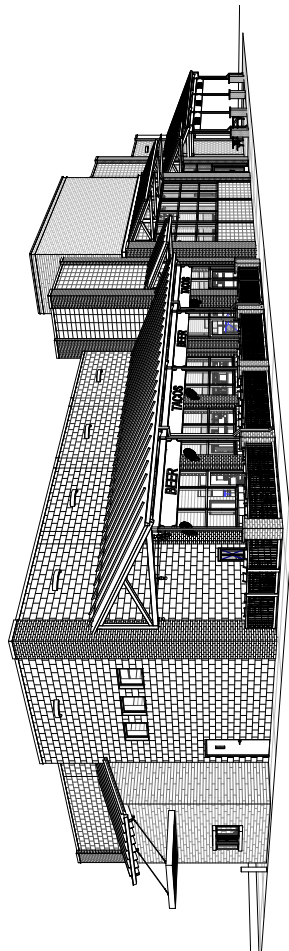
FUEL CITY  
1800 N. STATE HWY 78  
WYLIE, TEXAS

## EXTERIOR 3-D VIEWS

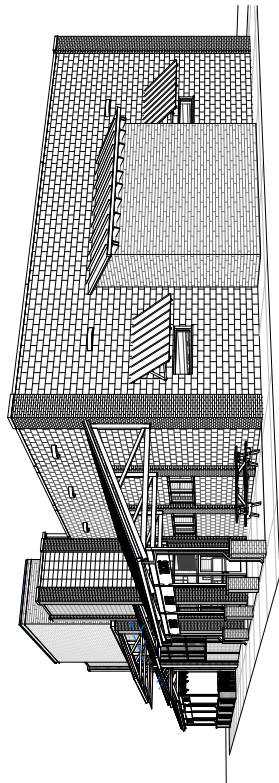
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Date	10/19/21
Drawn By	Author
Checked By	Checker

A10.0

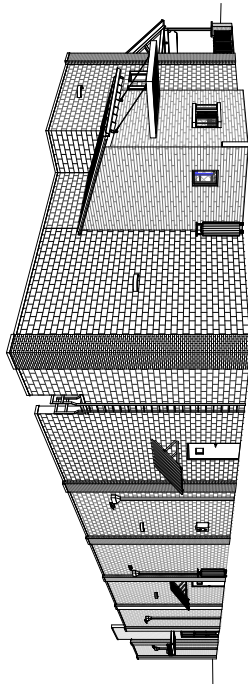
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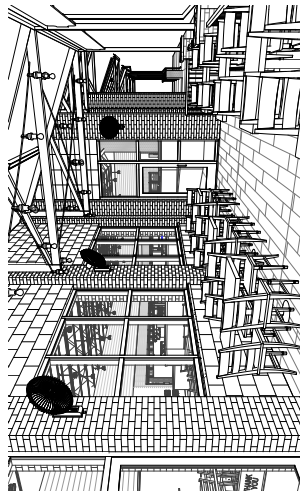
3D VIEW



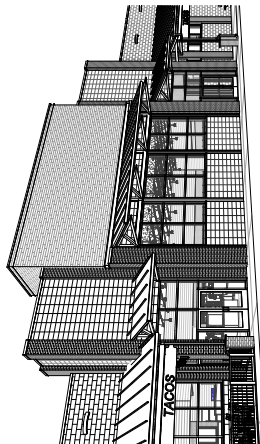
2 3D VIEW



3D VIEW



5 3D VIEW

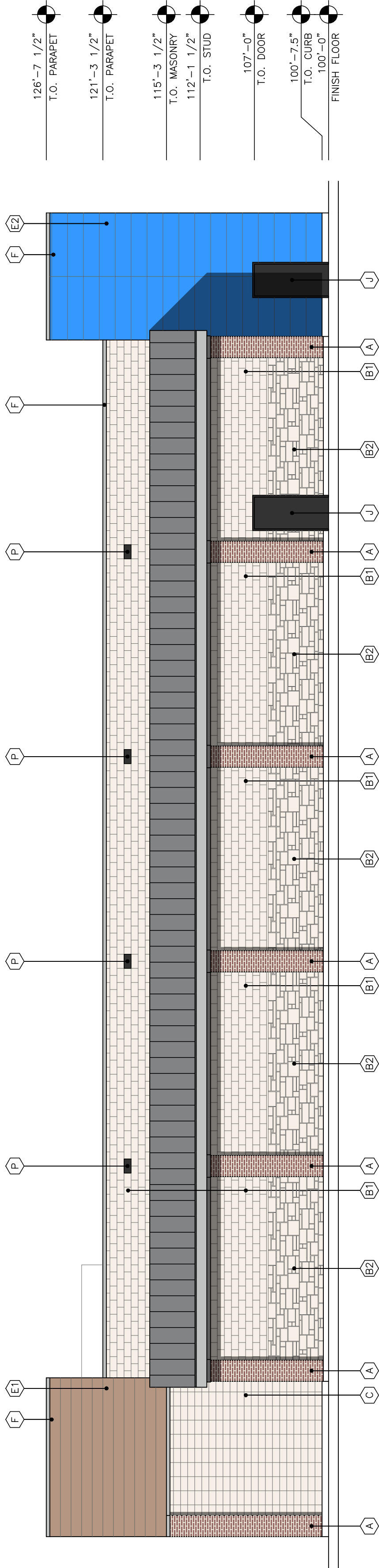


④ 3D VIEW





EXTERIOR FINISH SCHEDULE	
<b>A</b>	BRICK VENEER ACME, COLOR – BOURBON STREET
<b>B1</b>	BURNISHED FACE CMU RUNNING BOND: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR – LIMESTONE
<b>B2</b>	NATURAL STONE
<b>C</b>	BURNISHED FACE CMU STRAIGHT STACKED: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR – LIMESTONE
<b>D</b>	STONE CAP: FEATHERLITE, COLOR – LIMESTONE
<b>E1</b>	COMPOSITE SIDING: NICHHA, COLOR – CEDAR
<b>E2</b>	COMPOSITE SIDING: NICHHA ILLUMINATION, COLOR – CUSTOM BLUE
<b>F</b>	REFINISHED METAL COPING COLOR – SILVER
<b>G</b>	STOREFRONT WINDOW FRAMES, COLOR – BLACK
<b>H</b>	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% – GREY
<b>J</b>	STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR – BLACK
<b>K</b>	METAL RAILING, COLOR – BLACK
<b>L</b>	ANNUNCIATOR: REFINISHED STANDING SEAM MTL ANNUNCIATOR PANELS COLOR – MET. GREY
<b>M</b>	METAL CANOPY
<b>N</b>	STEEL COLUMN, COLOR – BLACK
<b>P</b>	DECOR WALL PACKS – BLACK
<b>O</b>	ACCENT LIGHT FIXTURE – BLACK



## BACK ELEVATION - WEST

SCALE: 1/8" = 1'-0"

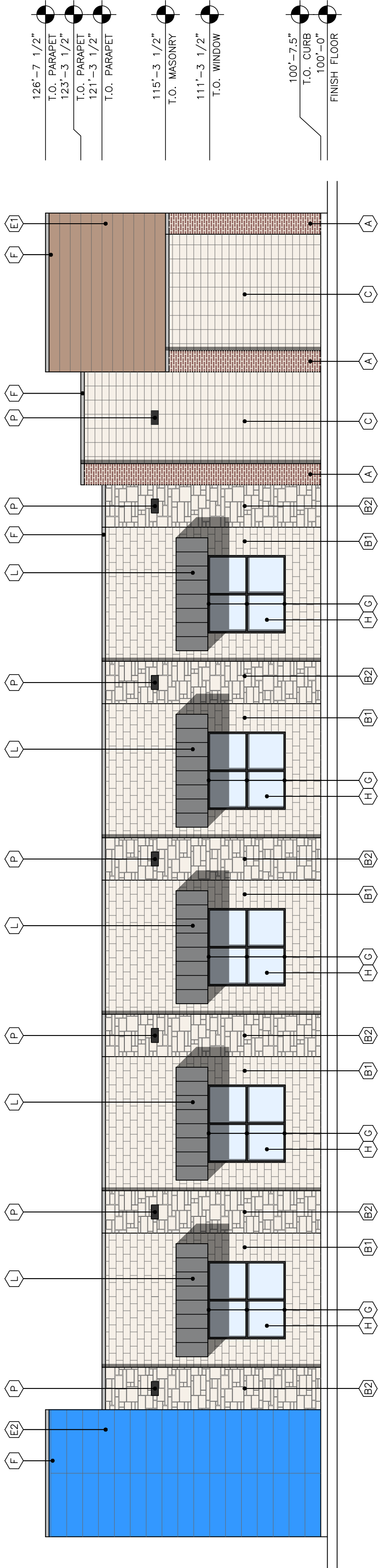
BURNISHED CMU	- 1,124.8 S.F.	- 49.4%
STONE	- 487.2 S.F.	- 21.6%
BRICK	- 130.7 S.F.	- 5.7%
(MASONRY) - COMPOSITE SIDING	- 433.0 S.F.	- 23.3%
TOTAL	- 2,265.7 S.F.	- 100%



LEFT SIDE ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"

BURNISHED CMU	-	0.0 S.F.	-	0.0%
STONE	-	141.3 S.F.	-	21.6%
BRICK	-	21.8 S.F.	-	3.5%
(MASONRY) - COMPOSITE SIDING	-	490.7 S.F.	-	74.9%
TOTAL	-	653.8 S.F.	-	100%



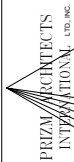
FRONT ELEVATION - EAST

SCALE: 1/8" = 1'-0"

BURNISHED CMU	-	1,215.3 S.F.	-	53.0%
STONE	-	487.8 S.F.	-	21.2%
BRICK	-	154.6 S.F.	-	6.7%
(MASONRY) - COMPOSITE SIDING	-	433.0 S.F.	-	19.1%
TOTAL	-	2,290.7 S.F.	-	100%



WYLIE, TEXAS



**ARCHITECTS DESIGNERS PLANNERS**  
580 DECKER DRIVE, SUITE 170  
IRVING, TEXAS 75062  
(972) 714-0420, FAX (972) 714-0282



**FUEL CITY ENNIS  
CONCEPT ARCH  
EXHIBIT**

[illegible]

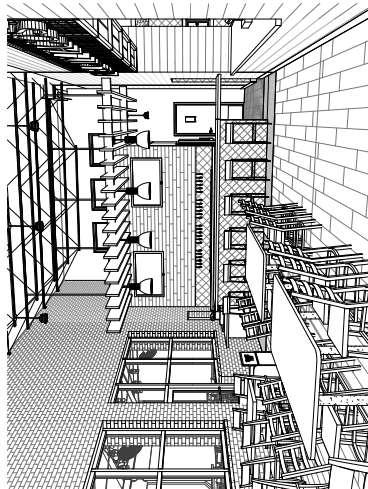
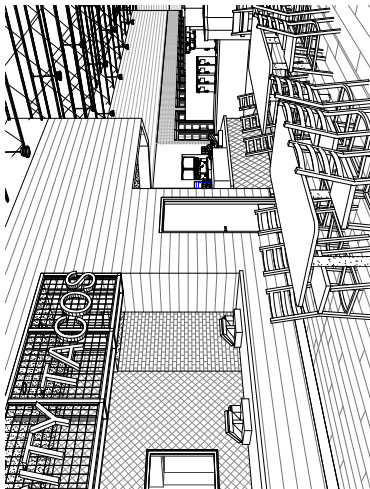
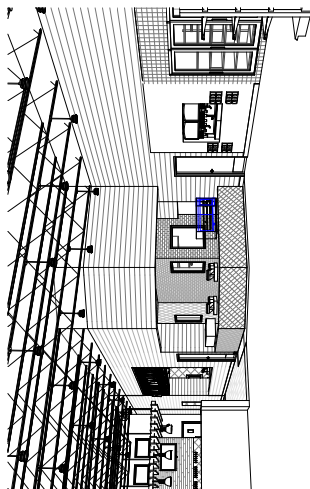
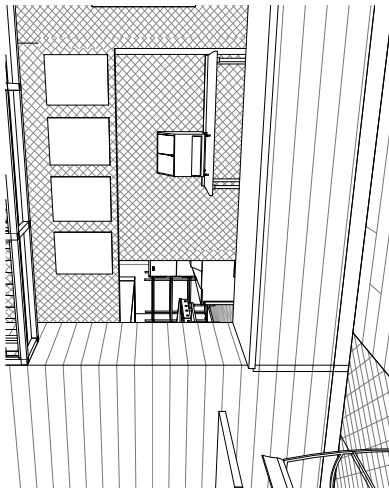
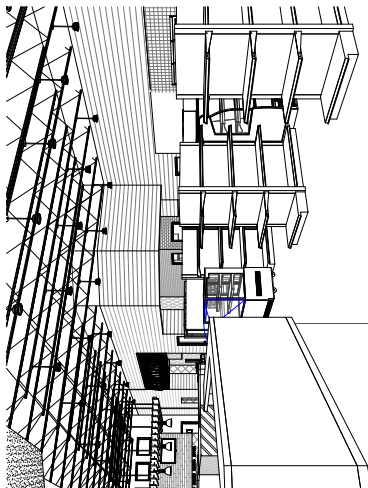
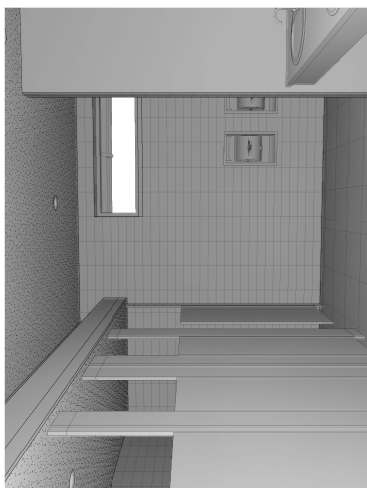
FUEL CITY  
1800 N. STATE HWY 78  
WYLIE, TEXAS

## INTERIOR 3D

Project Number	0.020.0521
Date	10/19/21
Drawn By	Author
Checked By	Checker

## A10.1

Scale





**ZAXA-25-16**

Zoning Change

Application



Status: Active

Submitted On: 9/26/2025

**Primary Location**

O N INTERSTATE 45

ENNIS, TX 75119

**Owner**SAPPHIRE GROUP LLC -  
SERIES 34708 N FM 1417 Sherman, TX  
75092-6602**Applicant** Joseph Bickham 469-203-0159 jbickham@fuelcity.com 801 S Riverfront Blvd  
Dallas, TX 75207

---

**Application Information****Applicant Name\***

Joseph Bickham

**Type of Application\***

Zoning

**Subdivision Name****Property Type**

Commercial

**No. of Lots\***

1

**Acreage\***

14.947

**Current Use\***

Undeveloped

**Proposed Use\***

Commercial - Fuel City

**Current Zoning\***

L-IM - Light Industrial and Manufacturing

**Proposed Zoning\***

CC - Corridor Commercial

**Water/Sewer Service \* ?**

City of Ennis

**Are you using an Agent/Representative?\***

Yes

**Reason for Request\***

Rezoning request for commercial developement of a Fuel City Taco cstore with drive thru, fuel and car wash

**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**

Sapphire Group LLC

**Owner Street Address**

4708 N FM1417

**Owner City, State Zip**

Sherman, TX 75092

**Owner Telephone ?**

903-821-0321

**Owner Email ?**

barry@bluestoneres.com

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**Agent/Representative Information**

**Firm Name \***

Fuel City

**Main Contact\***

Joseph Bickham

**Address\***

801 S Riverfront Blvd

**City, State Zip**

Dallas, TX 75207

**Telephone\***

4692030159

**Email\***

JBickham@FuelCity.com

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## Signature

**Applicant Signature\***



Joseph Bickham

Sep 26, 2025





- (6) Letters Sent
- ★ (2) Approvals
- ★ (0) Protests



CITY OF ENNIS, TEXAS  
PLANNING, DEVELOPMENT AND INSPECTION SERVICES DEPARTMENT  
COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-25-16

PID No. 189562

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, November 10, 2025 at 6:00 PM** and the City Commission on **Tuesday, December 16, 2025 at 6:00 PM** in the City of Ennis, Texas. 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 and discuss and consider a request for ZONING CHANGE from Light Industrial and Manufacturing (L-IM) to Corridor Commercial (CC) for an approximately 14.947-acre tract of land situated in the William A Park Survey, Abstract No. 871, City of Ennis, Ellis County, Texas. Located approximately at the southwest corner of Interstate 45 and N Kaufman Street. Ellis CAD ID 249501**  
**P&Z Case No.: ZAXA-25-16**  
**Owner: Sapphire Group, LLC- Series 3**  
**Applicant: Joseph Bickham**

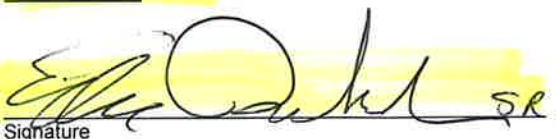
Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on November 5, 2025.**

*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. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.*

*In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.*

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;"><input checked="checked" type="checkbox"/> <b>IN FAVOR OF</b></div> <div style="text-align: center; margin-top: 20px;"> Signature</div>	<div style="text-align: center;"><input type="checkbox"/> <b>IN PROTEST AGAINST</b></div> <div style="margin-top: 20px;"><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&amp;Z case, do/does hereby desire to formally protest such proposed action.</small></div> <div style="margin-top: 10px;"><div>Print Name</div><div>Signature</div><div>Print Name</div><div>Signature</div></div>
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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**

**RICHARDSON EDDIE M  
1601 OLD BARDWELL RD  
ENNIS TX 75119-6229**

CITY OF ENNIS, TEXAS  
PLANNING, DEVELOPMENT AND INSPECTION SERVICES DEPARTMENT  
COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-25-16

City of Ennis  
Inspection Services  
Received

PID No. 249501

OCT 30 2025

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

OR

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

SAPPHIRE GROUP LLC - SERIES 3  
4708 N FM 1417  
Sherman TX 75092-6602



## ZONING APPLICATION REVIEW

**CASE NUMBER:** \_\_\_\_\_

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 MITIGATED BY SOME MEANS?**

- |                              |     |    |             |
|------------------------------|-----|----|-------------|
| • 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 |

**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:**

REVIEWED BY: Jorge Barake