ENNIS
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PLANNING AND ZONING COMMISSION

MARCH 9, 2026

PLANNING AND ZONING COMMISSION MEETING AGENDA

MONDAY MARCH 9, 2026
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 February 9, 2026 Regular Meeting Minutes

IV. INDIVIDUAL ITEMS FOR CONSIDERATION

a. Consider approving a PRELIMINARY PLAT for the Seven Eleven Ensign Addition consisting of 1 commercial lot and measuring approximately 1.887 acres, located 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 ID 189871.
P&Z Case No.: PLAT-25-19
Owner: Ralph S. Evans
Applicant: Triangle Engineering

City Staff: Jorge Barake, City Planner

b. Consider approving a PRELIMINARY PLAT for the Sonoma Trail Retail Addition consisting of 2 commercial lots and measuring approximately 2.66 acres, located in the Thomas Havens Survey, Abstract No. 489, City of Ennis, Ellis County, Texas. Generally located in the 300 to 400-Block of N Sonoma Trl. Ellis CAD ID 185436.
P&Z Case No.: PLAT-26-4
Owner: Robert C. and Susan P. Agar
Applicant: Vasquez Engineering

City Staff: Erica Stubbs, Senior Planner

c. Conduct a public hearing and discuss and consider repeal of the Specific Use Permit issued to Glidepath Power Solutions (Ord. No. 23-1205-F1) for the construction and operation of a Battery Energy Storage System on an approximately 7.71 Acre Lot Located in the City of Ennis, Ellis County, Texas, which is a portion of Ellis CAD ID 190366.

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 and said Notice was posted prior to the following date and time: **TUESDAY, MARCH 3, 2026 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, February 9, 2026, 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, February 9, 2026, at 6:02 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	Absent	Commissioner Sacha	Present
Commissioner Estes	Present	Commissioner Snodgrass	Present
Commissioner Garrett	Present		

The Pledge of Allegiance was recited.

The Invocation was given by **Commissioner Snodgrass**

II. CITIZENS PUBLIC COMMENT PERIOD

No one spoke

III. CONSENT AGENDA

a. Approval of the January 12, 2026 Regular Meeting Minutes

Motion by **Commissioner Sacha**; second by **Commissioner McCauley** to approve the January 12, 2026, 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 and discuss and consider a request for ZONING CHANGE from Single-Family Residential-5 (R-5) and Corridor Commercial (CC) to Light Industrial and Manufacturing (L-IM) for an approximately 0.8753-acre tract of land situated in the Claiborne Garrett Survey, Abstract No. 383, City of Ennis, Ellis County, Texas. 2900 NE Main Street. Ellis CAD ID 274771.
P&Z Case No.: ZAXA-25-19
Owner: Pine Grove Properties LLC
Applicant: Matt Zmolik

Item presented by Erica Stubbs, Senior Planner

Matt Zmolik 100 NE Main Street, Ennis TX, 75119, MTZ Contracting, owner's representative, was available for questions.

Chairperson Coleman opened the public hearing at 6:07 pm

Chairperson Coleman closed the public hearing at 6:07 pm

Motion to approve the request by **Commissioner Snodgrass**; second by **Commissioner Garrett.**

Commissioner Garrett noted that rezoning of adjoining property to the south was previously approved at the last meeting and is congruent to the surrounding properties and recommends the item be approved for these reasons.

Commissioner Sacha provided clarification regarding the use and zoning of property located at 3000 NE Main Street for self-storage. Property is zoned CC, however use was allowed by right at the time of development.

Owner's representative, Matt Zmolik confirmed both 2808 and 2900 NE Main Street properties will be platted together.

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

V. ADJOURNMENT

With no other business, **Chairperson Coleman** declared the meeting adjourned at approximately 6:12 P.M.

MINUTES
CITY OF ENNIS
PLANNING AND ZONING COMMISSION
Monday, February 9, 2026, 6:00 P.M.

ATTEST:

_____
Jorge Barake, City Planner

_____
Erica Stubbs, Senior Planner

APPROVED:

_____
Ian Coleman, Chairperson

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AGENDA SUMMARY FORM

MEETING DATE: 03/09/2026

ITEM NO. IV a

AGENDA ITEM:

Consider approving a PRELIMINARY PLAT for the Seven Eleven Ensign Addition consisting of 1 commercial lot and measuring approximately 1.887 acres, located 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 ID 189871.
P&Z Case No.: PLAT-25-19
Owner: Ralph S. Evans
Applicant: Triangle Engineering

SUBMITTED BY: Jorge Barake

SUMMARY:

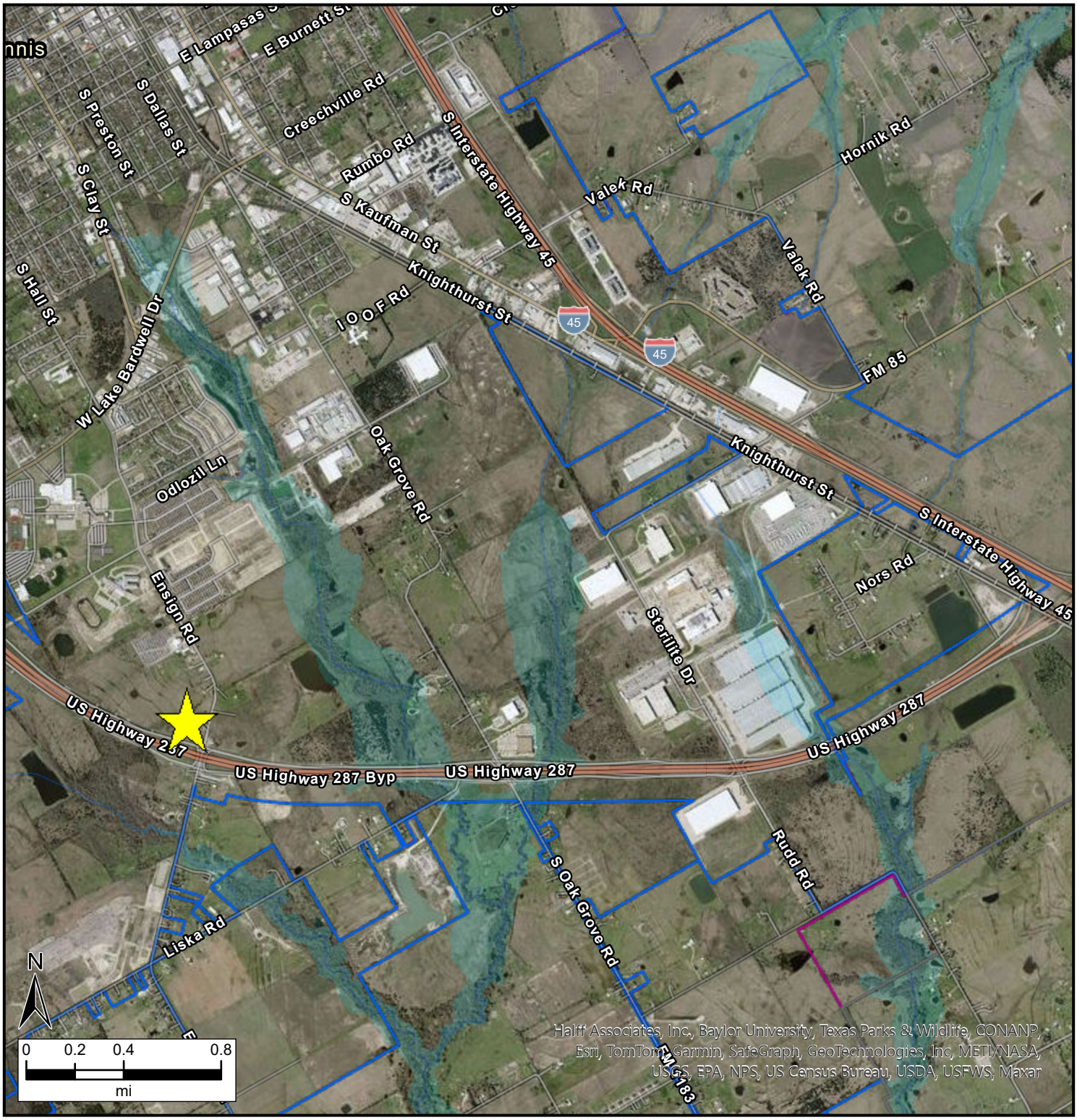
The applicant, Triangle Engineering, is requesting approval of a PRELIMINARY PLAT for a proposed 7-Eleven development on approximately 1.887 acres located at 4009 Ensign Road and zoned Commercial Corridor (CC).

Respective city departments and franchise utilities have reviewed the subject Plat.

RECOMMENDED MOTION: I move to approve / deny the request for a PRELIMINARY PLAT as presented

NAME:	MOTION	SECOND	AYE	NAY
CHAIRPERSON COLEMAN				
VICE CHAIRPERSON HUGHES				
COMMISSIONER ESTES				
COMMISSIONER GARRETT				
COMMISSIONER McCAULEY				
COMMISSIONER SACHA				
COMMISSIONER SNODGRASS				
COMMISSIONER SEVERSON (alt.)				
COMMISSIONER TOMPKINS (alt)				

Vicinity Map



Legend

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

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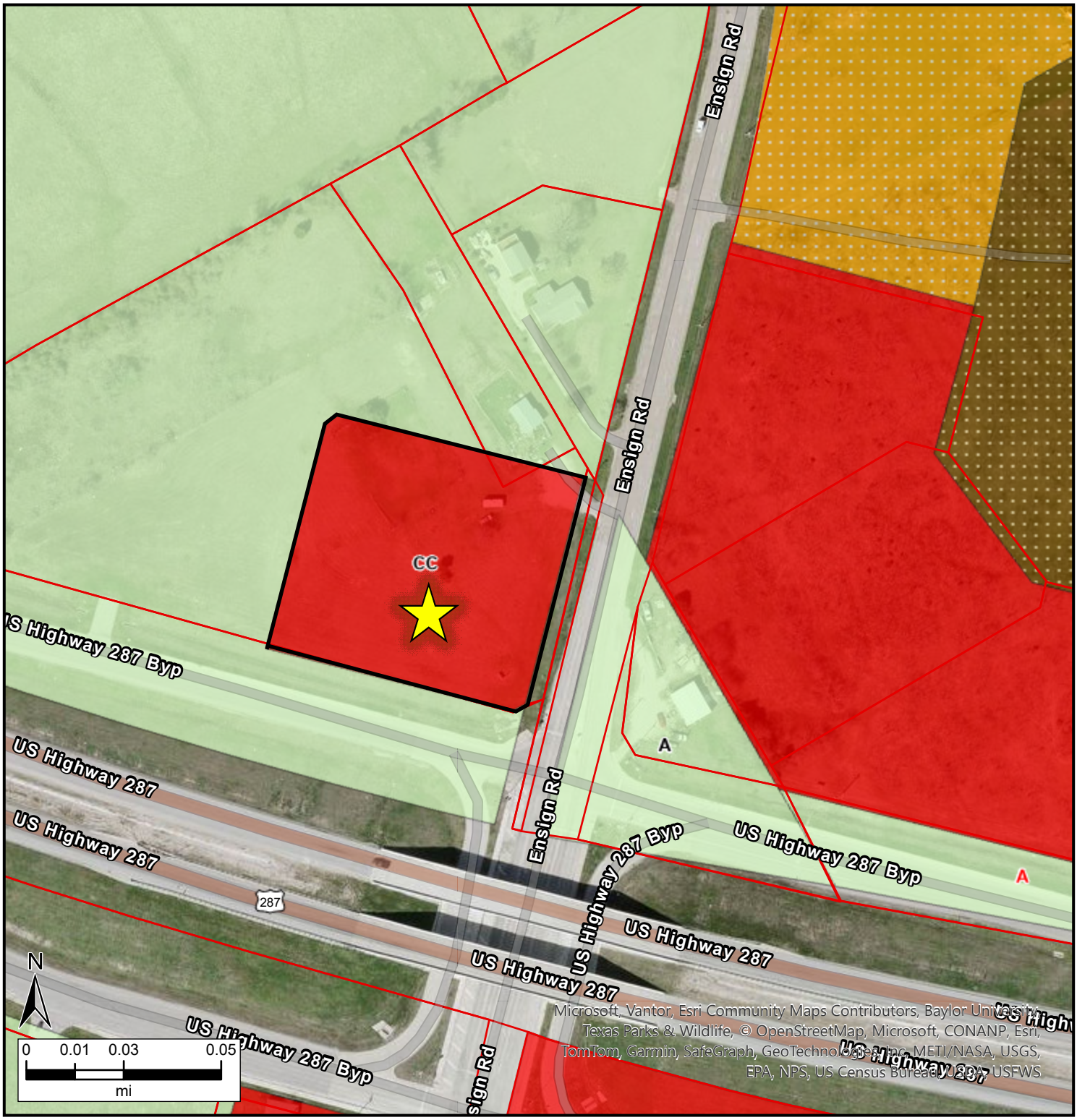
Zoning Map



Legend

- Parcels
- A Agricultural
- RE Residential Estate
- R-10 Single Family Residential 10
- R-5 Single Family Residential 5
- R-5-Z Single Family Residential 5 Zero Lot Line
- R-5-PD #5 Single Family Residential 5 Planned Development
- R-5-PD #7
- NC Neighborhood Conservation
- NC-MF1 Neighborhood Multi-Family 1
- NC-MF2 Neighborhood Multi-Family 2
- NC-D Neighborhood Duplex
- D Duplex
- TH Townhome
- MF-1 Multi-Family 1
- MF-2 Multi-Family 2
- MH Manufactured Home
- C Neighborhood Commercial
- CC-PD Corridor Commercial Planned Development
- BP Business Park
- CC Corridor Commercial
- L-IM Light Industrial and Manufacturing
- H-IM Heavy Industrial and Manufacturing
- DT Downtown Core
- DT-T1 Downtown Transition 1
- DT-T2 Downtown Transition 2
- DT-A1 Downtown Approach 1
- DT-A2 Downtown Approach 2
- IC Institutional and Civic
- PP Public and Parks
- PD Planned Development
- PD-MF-2 Planned Development-Multi-Family Residential District 2
- RMU Regional Mixed Use

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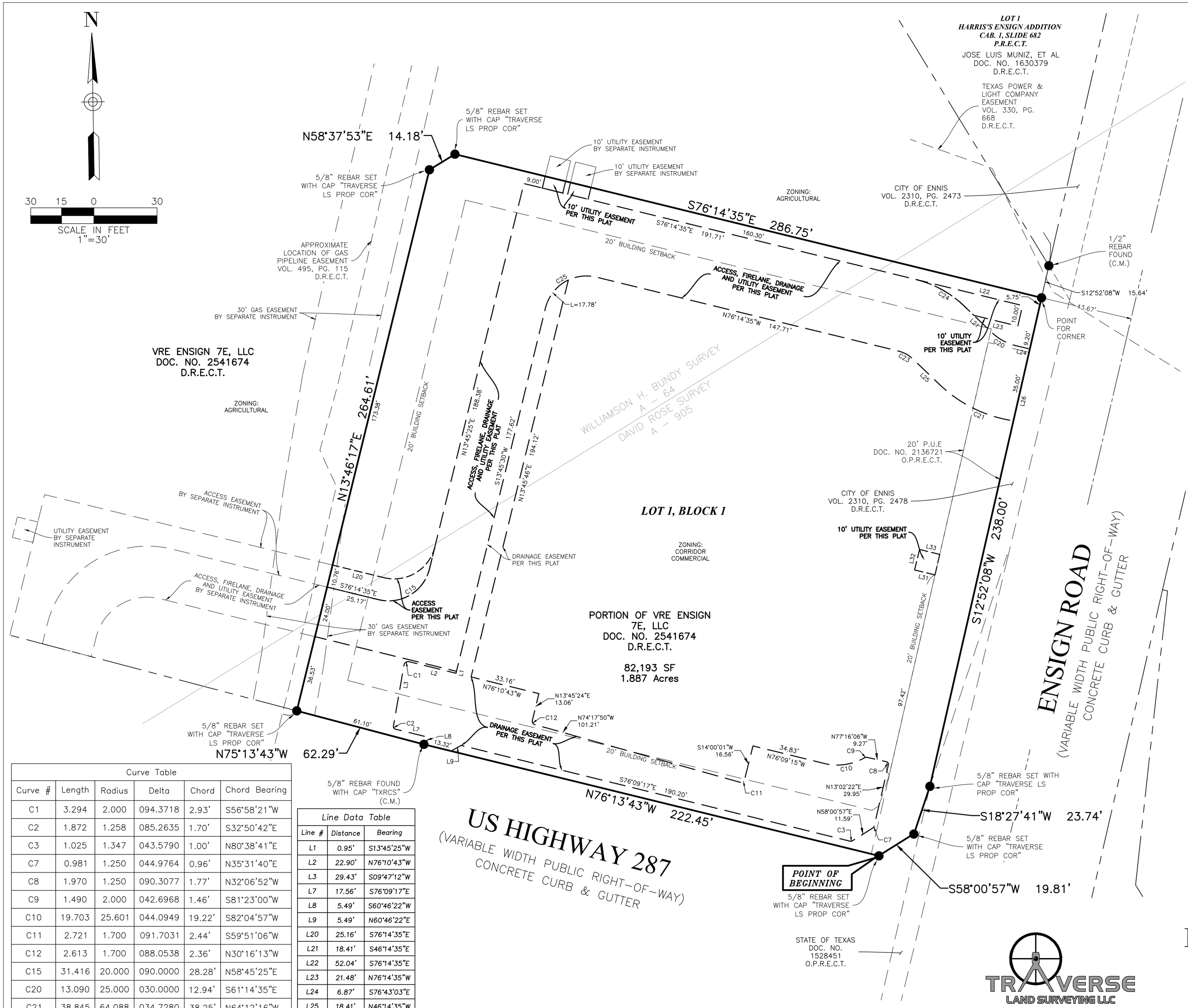
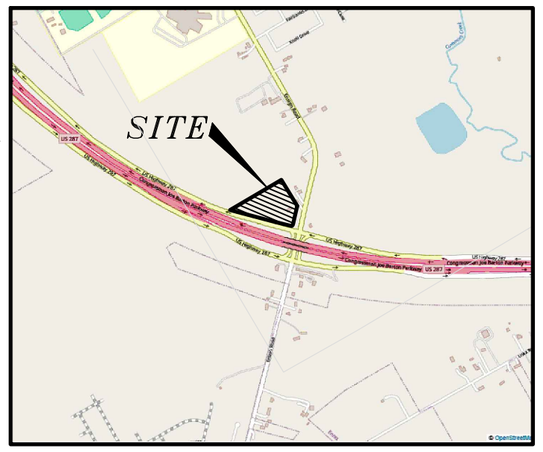
ONLY





VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000072449.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to create one recorded lot out of a tract of land.
4. This plat does not alter or remove existing deed restrictions or covenants, if any, on the property.
5. The plat shall not regulate setbacks and building lines. They are shown for informational purposes only.
6. Each Owner must maintain its Tract, and that portion of the Access Easement located on its Tract if any, and all Improvements, to allow continuous free vehicular and pedestrian ingress and egress.
7. Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
8. Upkeep and maintenance shall include but not limited to the following items:
   a. grass and ground cover shall be kept to a height required by the city ordinance.
   b. the detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
   c. accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.

Curve Table

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	3.294	2.000	094.3718	2.93'	S56°58'21"W
C2	1.872	1.258	085.2635	1.70'	S32°50'42"E
C3	1.025	1.347	043.5790	1.00'	N80°38'41"E
C7	0.981	1.250	044.9764	0.96'	N35°31'40"E
C8	1.970	1.250	090.3077	1.77'	N32°06'52"W
C9	1.490	2.000	042.6968	1.46'	S81°23'00"W
C10	19.703	25.601	044.0949	19.22'	S82°04'57"W
C11	2.721	1.700	091.7031	2.44'	S59°51'06"W
C12	2.613	1.700	088.0538	2.36'	N30°16'13"W
C15	31.416	20.000	090.0000	28.28'	N58°45'25"E
C20	13.090	25.000	030.0000	12.94'	S61°14'35"E
C21	38.845	64.088	034.7280	38.25'	N64°12'16"W
C23	7.854	15.000	030.0000	7.76'	N61°14'35"W
C24	26.180	50.000	030.0000	25.88'	S61°14'35"E
C25	31.416	20.000	089.9999	28.28'	S58°45'25"W

Line Data Table

Line #	Distance	Bearing
L1	0.95'	S13°45'25"W
L2	22.90'	N76°10'43"W
L3	29.43'	S09°47'12"W
L7	17.56'	S76°09'17"E
L8	5.49'	S60°46'22"W
L9	5.49'	N60°46'22"E
L20	25.16'	S76°14'35"E
L21	18.41'	S46°14'35"E
L22	52.04'	S76°14'35"E
L23	21.48'	N76°14'35"W
L24	6.87'	S76°43'03"E
L25	18.41'	N46°14'35"W
L26	35.00'	S12°52'08"W
L31	9.99'	S76°13'43"E
L32	10.00'	S13°46'17"W
L33	9.83'	N76°13'43"W

OWNER/DEVELOPER
VRE ENSIGN 7E, LLC
351 E Hudgins St.
Grapevine, TX 76051

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013

TRAVERSE LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2026.02.25 Project No.: TR-234-25

PRELIMINARY PLAT

LOT 1, BLOCK 1 SEVEN ELEVEN ENSIGN ADDITION

1 COMMERCIAL LOT
BEING 1.887 ACRES
OUT OF THE WILLIAMSON H. BUNDY SURVEY
ABSTRACT NUMBER 64
AND THE DAVID ROSE SURVEY,
ABSTRACT NUMBER 905
CITY OF ENNIS, ELLIS COUNTY, TEXAS
FEBRUARY 2026

STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS VRE ENSIGN 7E, LLC is the owner of 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 VRE ENSIGN 7E, LLC, by the Deed recorded in Instrument Number 2541674, 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 a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set 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 VRE ENSIGN 7E tract, the following courses and distances:

North 13 degrees 46 minutes 17 seconds East a distance of 264.61 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the most westerly northwest corner of the herein described tract;

North 58 degrees 37 minutes 53 seconds a distance of 14.18 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT VRE ENSIGN 7E, LLC acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as Seven Eleven Ensign Addition, an addition to the City of Ennis, Texas and does hereby dedicate, in fee simple to the public use forever, the streets and alleys shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the pubic's and City of Ennis' use thereof. The City of Ennis or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construciton, maintenance or efficiency of its respective systems on any of these easements and the City of Ennis or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all of part of its respective system without the necessity at any time of procuring the permission of anyone. _____ do/does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described street, alleys, easements, and rights unto the public against every person whomsoever lawfully claiming or to claim the same of any part thereof. This plat is approved subject to all platting and subdivision ordinances, rules, regulations, and resolutions of the City of Ennis, Texas.

The undersigned does covenant and agree that the mutual/cross access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public Vehicular and pedestrian use and access, and for the Fire Department and emergency use, in, along, upon and across said premises, with the right and privilege at all times of the City of Ennis, its agents, employees, workmen and representatives having ingress and egress and regress in, along, upon and across said premises.

Witness, my hand at _____, _____, This _____ day of _____, 20_____.

_____
Signature – VRE ENSIGN 7E, LLC – Owner

_____
Printed Name

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20_____.

_____
Notary Public in and for the State of Texas

FLOOD STATEMENT

According to the Flood Insurance Rate Map, Community Panel No. 48139C0390F, dated June 3, 2013 by graphic plotting only, this property appears to be within Zone "X", (areas determined to be outside the 0.2% annual chance floodplain). This statement does not imply that the property and/or its structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man–made causes. This statement shall not create liability on the part of the surveyor.

CERTIFICATE OF APPROVAL:

I hereby certify that the above and foregoing plat of the Seven Eleven Ensign Addition, was approved by the City of Ennis, Texas, according to Chapter 212 of the Texas Local Government Code on this _____ day of _____, 20___.

_____
City Manager

OWNER/DEVELOPER
VRE ENSIGN 7E, LLC
351 E Hudgins St.
Grapevine, TX 76051

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:
That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

_____
David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____ _____, 202__

_____
Notary Public in and for the State of Texas

TRAVERSE LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting

Date: 2026.02.25 Project No.: TR-234-25

PRELIMINARY PLAT

LOT 1, BLOCK 1 SEVEN ELEVEN ENSIGN ADDITION

1 COMMERCIAL LOT
BEING 1.887 ACRES
OUT OF THE WILLIAMSON H. BUNDY SURVEY
ABSTRACT NUMBER 64
AND THE DAVID ROSE SURVEY,
ABSTRACT NUMBER 905
CITY OF ENNIS, ELLIS COUNTY, TEXAS
FEBRUARY 2026

City of Ennis, TX

February 12, 2026

Record No: PLAT-25-19

Plat Application

Status: Active

Submitted On: 9/10/2025

Primary Location

4009 ENSIGN RD
ENNIS, TX 75119

Owner

EVANS RALPH S

Applicant

Stephanie Wall

Application Information

Type of Application*

Preliminary

Plat Name*

SEVEN ELEVEN ENSIGN ADDITION

Property Type*

Commercial

No. of Lots*

1

Acreage*

1.887

Current Zoning*

CC - Corridor Commercial

Current Use*

AGRICULTURE

Proposed Use*

7-ELEVEN CONVENIENCE STORE WITH FUELING STATIONS

Is this property serviced by the City of Ennis Water/CCN?*

No

If no, please indicate who will service the property. *

In Rice WSC however, Rice WSC has given Ennis permission to serve per attached letter dated July 23, 2025.

Are you using an Agent/Representative*

No

Do you have an approved Civil Plan Review?*

Yes

Civil Plan Review Number *

CIV-25-45

Date of Submission of Civil Plans*

09/10/2025

Date of Approval of Civil Plans*

11/11/1111

You must have an approved Civil Plan Review and approval date to proceed with the Plat Application process. If you do not have an approved Civil Plan Review and staff cannot determine approval, your application will be rejected and returned. For Civil Plan Review, please apply at ennistx.portal.opengov.com

Will you be using a Temporary Concrete Batch Plant? (Requires a Specific Use Permit)*

No

Owner Information

Owner Name

Ralph Evans

Owner Street Address

Owner City, State Zip

Owner Telephone*

Owner Email*

Surveyor/Engineer Information

Firm Name*

TRIANGLE ENGINEERING LLC

Surveyor/Engineer Name*

KEYUR RATHOD

Address*

City, State Zip*

Telephone*

Email*

Signature

Applicant Signature*

KEYURSINH RATHOD
Sep 10, 2025

Attachment Requires

Please see the Plat Submittal Guidelines.pdf for more information on the requirements.

I have read and reviewed the Plat Application Requirements*

☑

Hearing Date

Planning and Zoning Hearing Date*

03/09/2026

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ZONING APPLICATION REVIEW

CASE NUMBER: PLAT-25-19

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

AGENDA SUMMARY FORM

MEETING DATE: 03/09/2026

ITEM NO. IV b

AGENDA ITEM:

Consider approving a PRELIMINARY PLAT for the Sonoma Trail Retail Addition consisting of 2 commercial lots and measuring approximately 2.66 acres, located in the Thomas Havens Survey, Abstract No. 489, City of Ennis, Ellis County, Texas. Generally located in the 300 to 400-Block of N Sonoma Trl. Ellis CAD ID 185436.
P&Z Case No.: PLAT-26-4
Owner: Robert C. and Susan P. Agar
Applicant: Vasquez Engineering

SUBMITTED BY: Eric Stubbs

SUMMARY:

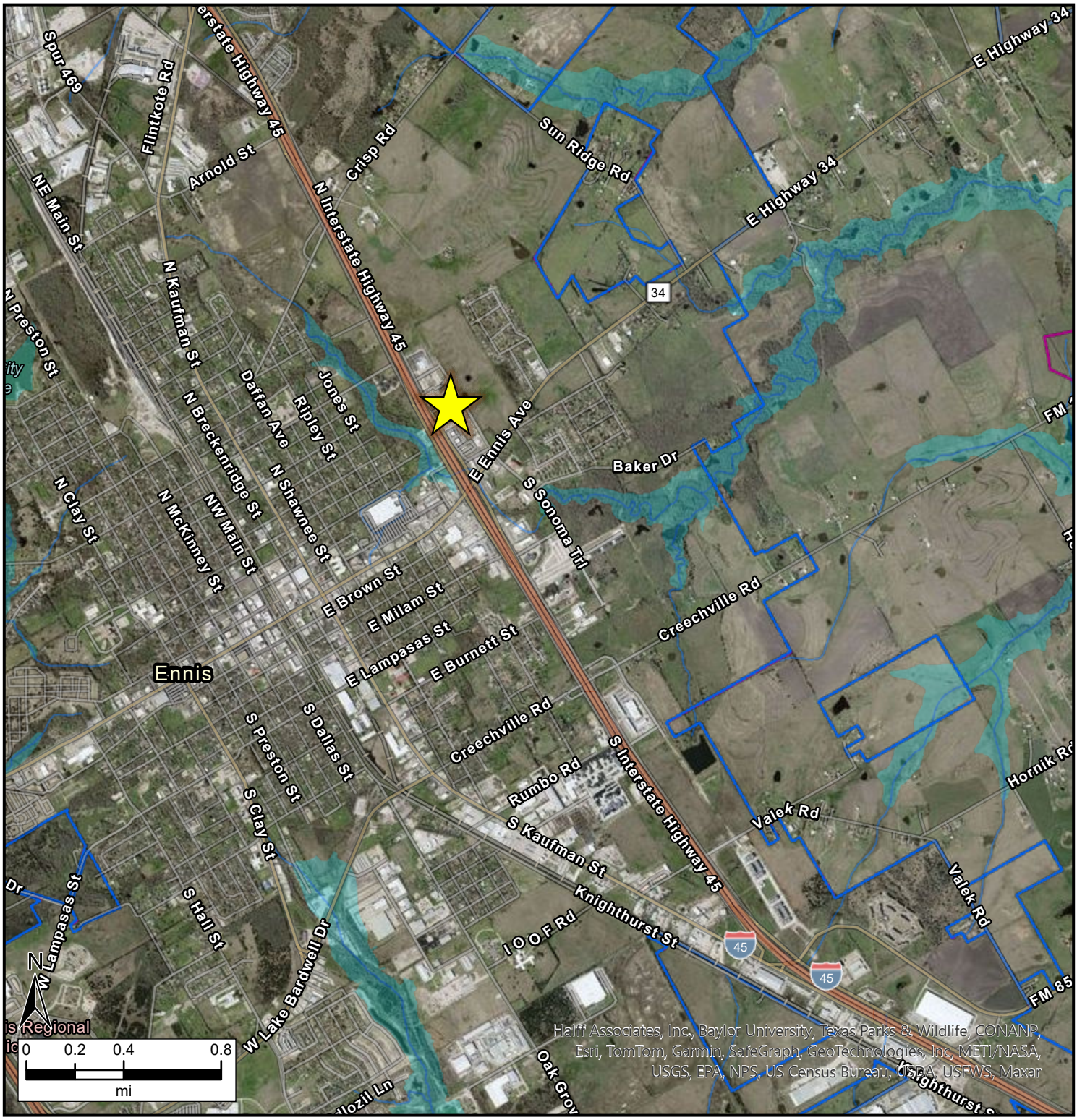
The applicant, Vasquez Engineering, is requesting approval of a PRELIMINARY PLAT for a proposed Discount Tire development on approximately 2.66 acres located in the 300 to 400-Block of North Sonoma Trail and zoned Commercial Corridor (CC).

Respective city departments and franchise utilities have reviewed the subject Plat.

RECOMMENDED MOTION: I move to approve / deny the request for a PRELIMINARY PLAT as presented

NAME:	MOTION	SECOND	AYE	NAY
CHAIRPERSON COLEMAN				
VICE CHAIRPERSON HUGHES				
COMMISSIONER ESTES				
COMMISSIONER GARRETT				
COMMISSIONER McCAULEY				
COMMISSIONER SACHA				
COMMISSIONER SNODGRASS				
COMMISSIONER SEVERSON (alt.)				
COMMISSIONER TOMPKINS (alt)				

Vicinity Map



Legend

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

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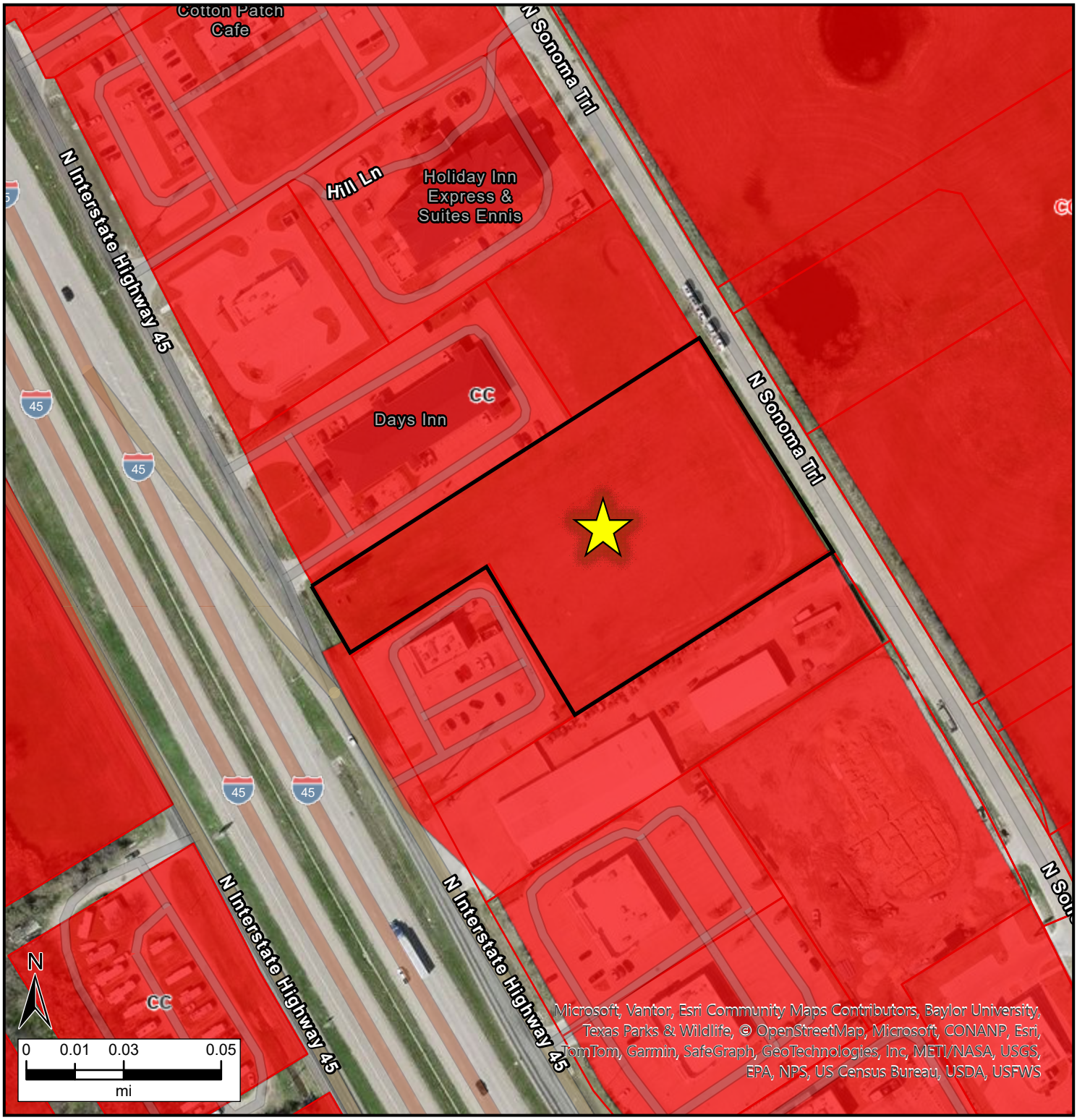
Zoning Map



Legend

- Parcels
- A Agricultural
- RE Residential Estate
- R-10 Single Family Residential 10
- R-5 Single Family Residential 5
- R-5-Z Single Family Residential 5 Zero Lot Line
- R-5-PD #5 Single Family Residential 5 Planned Development
- R-5-PD #7
- NC Neighborhood Conservation
- NC-MF1 Neighborhood Multi-Family 1
- NC-MF2 Neighborhood Multi-Family 2
- NC-D Neighborhood Duplex
- D Duplex
- TH Townhome
- MF-1 Multi-Family 1
- MF-2 Multi-Family 2
- MH Manufactured Home
- C Neighborhood Commercial
- CC-PD Corridor Commercial Planned Development
- BP Business Park
- CC Corridor Commercial
- L-IM Light Industrial and Manufacturing
- H-IM Heavy Industrial and Manufacturing
- DT Downtown Core
- DT-T1 Downtown Transition 1
- DT-T2 Downtown Transition 2
- DT-A1 Downtown Approach 1
- DT-A2 Downtown Approach 2
- IC Institutional and Civic
- PP Public and Parks
- PD Planned Development
- PD-MF-2 Planned Development-Multi-Family Residential District 2
- RMU Regional Mixed Use

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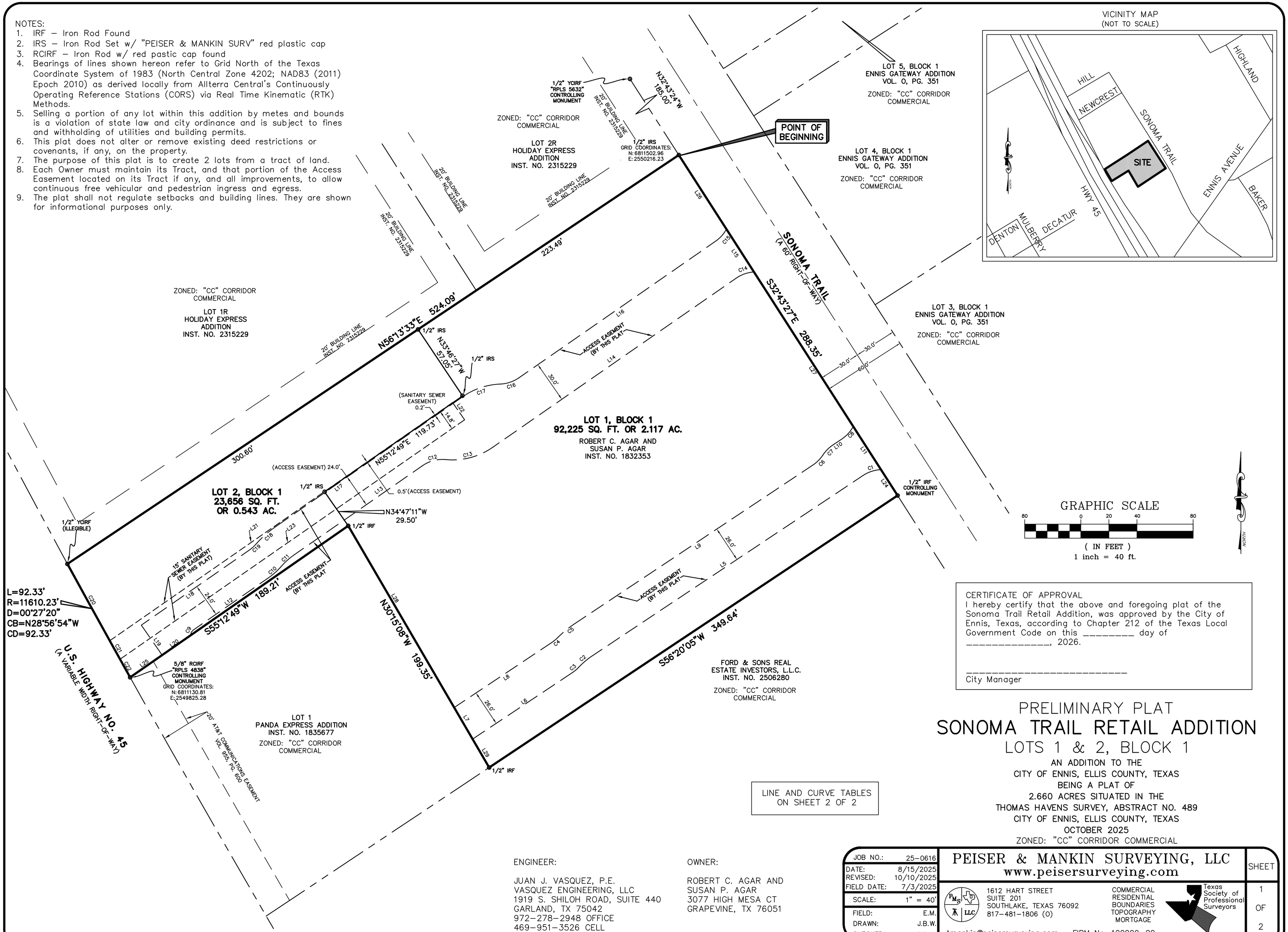
NOTES:
1. IRF – Iron Rod Found
2. IRS – Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. RCIRF – Iron Rod w/ red pastic cap found
4. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
5. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
6. This plat does not alter or remove existing deed restrictions or covenants, if any, on the property.
7. The purpose of this plat is to create 2 lots from a tract of land.
8. Each Owner must maintain its Tract, and that portion of the Access Easement located on its Tract if any, and all improvements, to allow continuous free vehicular and pedestrian ingress and egress.
9. The plat shall not regulate setbacks and building lines. They are shown for informational purposes only.



CERTIFICATE OF APPROVAL
I hereby certify that the above and foregoing plat of the Sonoma Trail Retail Addition, was approved by the City of Ennis, Texas, according to Chapter 212 of the Texas Local Government Code on this _____ day of _____, 2026.

_____
City Manager

LINE AND CURVE TABLES ON SHEET 2 OF 2

PRELIMINARY PLAT
SONOMA TRAIL RETAIL ADDITION
LOTS 1 & 2, BLOCK 1

AN ADDITION TO THE
CITY OF ENNIS, ELLIS COUNTY, TEXAS
BEING A PLAT OF
2.660 ACRES SITUATED IN THE
THOMAS HAVENS SURVEY, ABSTRACT NO. 489
CITY OF ENNIS, ELLIS COUNTY, TEXAS
OCTOBER 2025
ZONED: "CC" CORRIDOR COMMERCIAL

ENGINEER:

JUAN J. VASQUEZ, P.E.
VASQUEZ ENGINEERING, LLC
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TX 75042
972-278-2948 OFFICE
469-951-3526 CELL

OWNER:

ROBERT C. AGAR AND
SUSAN P. AGAR
3077 HIGH MESA CT
GRAPEVINE, TX 76051

JOB NO.:	25-0616
DATE:	8/15/2025
REVISED:	10/10/2025
FIELD DATE:	7/3/2025
SCALE:	1" = 40'
FIELD:	E.M.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
Texas Society of Professional Surveyors
Member Since 1977
tmankin@peisersurveying.com
FIRM No. 100999-00

DEDICATION STATEMENT

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT **Robert C. Agar and Susan P. Agar** do hereby adopt this plat designating the hereinabove described property as **SONOMA TRAIL RETAIL ADDITION**, an addition to the City of Ennis, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Ennis' use thereof. The City of Ennis or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements and the City of Ennis or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all of part of its respective system without the necessity at any time of procuring the permission of anyone. Robert C. Agar and Susan P. Agar do hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described street, alleys, easements, and rights unto the public against every person whomsoever lawfully claiming or to claim the same of any part thereof. This plat is approved subject to all platting and subdivision ordinances, rules, regulations, and resolutions of the City of Ennis, Texas.
The undersigned does covenant and agree that the mutual/cross access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Ennis, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.
This plat does not alter or remove existing deed restrictions or covenants, if any, on the property.

WITNESS MY HAND THIS _____ DAY OF, _____ 2026.

SIGNATURE OF OWNER

_____
ROBERT C. AGAR, OWNER

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared ROBERT C. AGAR, Owner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

GIVEN MY HAND AND SEAL OF OFFICES THIS ___ DAY OF _____, 2026.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

WITNESS MY HAND THIS _____ DAY OF, _____ 2026.

SIGNATURE OF OWNER

_____
SUSAN P. AGAR, OWNER

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared SUSAN P. AGAR, Owner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

GIVEN MY HAND AND SEAL OF OFFICES THIS ___ DAY OF _____, 2026.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

That I, TIMOTHY R. MANKIN, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision ordinances, rules, and regulations of the City of Ennis, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____ _____
TIMOTHY R. MANKIN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to this plat.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2026.

_____
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

OWNERS CERTIFICATE
STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, Robert C. Agar and Susan P. Agar are the owners of a tract of land situated in the Thomas Havens Survey, Abstract No. 489, City of Ennis, Ellis County, Texas, and being all of that certain tract of land conveyed to Robert C. Agar and Susan P. Agar, by General Warranty Deed recorded in Instrument No. 1832353, Official Public Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" set (hereinafter referred to as 1/2 inch iron rod set) for the North corner of said Agar tract, same being the east corner of Lot 2R, Holiday Express Addition, an addition to the City of Ennis, Ellis County, Texas, according to the plat thereof recorded in Instrument No. 2315229, Official Public Records, Ellis County, Texas, same being in the southwesterly right-of-way line of Sonoma Trail (a 60 foot right-of-way);

THENCE South 32 deg. 43 min. 27 sec. East, along the common line of said Agar tract and said Sonoma Trail, a distance of 288.35 feet to a 1/2 inch iron rod found for the east corner of said Agar tract, same being the north corner of that certain tract of land conveyed to Ford & Sons Real Estate Investors, L.L.C., by deed recorded in Instrument No. 2506280, Official Public Records, Ellis County, Texas;

THENCE South 56 deg. 20 min. 05 sec. West, along the common line of said Agar tract and said Ford tract, a distance of 349.64 feet to a 1/2 inch iron rod found for a south corner of said Agar tract, same being the east corner of Lot 1, Panda Express Addition, an addition to the City of Ennis, Ellis County, Texas, according to the plat thereof recorded in Instrument No. 1835677, Official Public Records, Ellis County, Texas;

THENCE North 30 deg. 15 min. 08 sec. West, along the common line of said Agar tract and said Lot 1, a distance of 199.35 feet to a 1/2 inch iron rod found for internal corner, same being the north corner of said Lot 1;

THENCE South 55 deg. 12 in. 49 sec. West, continuing along the common line of said Agar tract and said Lot 1, a distance of 189.21 feet to a 5/8 inch iron rod with red plastic cap stamped "RPLS 4838" found for a south corner of said Agar tract, same being the west corner of said Lot 1, same being in the northeast right-of-way line of U.S. Highway No. 45 (a variable width right-of-way), same being the beginning of a non-tangent curve to the left, having a radius of 11610.23 feet, a delta angle of 00 deg. 27 min. 20 sec., and a chord bearing and distance of North 28 deg. 56 min. 54 sec. West, 92.33 feet;

THENCE along said non-tangent curve to the left, an arc distance of 92.33 feet to a 1/2 inch iron rod with illegible yellow plastic cap found for the west corner of said Agar tract, same being the south corner of Lot 1R, aforesaid Holiday Express Addition;

THENCE North 56 deg. 13 min. 33 sec. East, along the common line of said Agar tract and said Lot 1R, passing the east corner of said Lot 1R, same being the south corner of aforesaid Lot 2R, and continuing along the common line of said Agar tract and said Lot 2R, a total distance of 524.09 feet to the POINT OF BEGINNING and containing 115,881 square feet or 2.660 acres of computed land, more or less.

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L5	S 56°20'05" W	231.92'
L6	S 56°20'05" W	85.56'
L7	N 30°15'08" W	26.05'
L8	N 56°20'05" E	83.19'
L9	N 56°20'05" E	203.94'
L10	N 56°20'05" E	7.67'
L11	S 32°43'27" E	36.57'
L12	N 55°12'49" E	65.02'
L13	N 55°12'49" E	111.32'
L14	N 55°12'49" E	211.32'
L15	N 32°43'27" W	36.27'
L16	S 55°12'49" W	170.66'
L17	S 55°12'49" W	163.15'
L18	S 55°12'49" W	93.71'
L19	S 34°47'11" E	26.00'
L20	N 55°12'49" E	24.69'
L21	N 55°12'49" E	297.46'
L22	S 34°47'11" E	15.00'
L23	S 55°12'49" W	298.96'
L24	N 32°43'27" W	21.89'
L25	N 55°12'49" E	27.76'
L26	S 32°43'27" E	62.77'
L27	N 32°43'27" W	130.85'
L28	N 30°15'08" W	149.86'
L29	N 30°15'08" W	23.45'

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	13.60'	13.44'	S 71°55'25" W	31°10'41"
C2	55.00'	12.62'	12.59'	S 49°45'49" W	13°08'33"
C3	25.00'	5.73'	5.72'	S 49°45'49" W	13°08'33"
C4	30.00'	5.84'	5.83'	N 50°45'34" E	11°09'01"
C5	81.00'	15.76'	15.74'	N 50°45'34" E	11°09'01"
C6	25.00'	10.07'	10.00'	N 44°47'52" E	23°04'26"
C7	25.00'	10.07'	10.00'	N 44°47'52" E	23°04'26"
C8	25.00'	12.27'	12.15'	N 42°16'12" E	28°07'47"
C9	5.00'	4.64'	4.47'	N 28°38'55" E	53°07'48"
C10	50.00'	12.28'	12.25'	N 48°10'43" E	14°04'12"
C11	50.00'	12.28'	12.25'	N 48°10'43" E	14°04'12"
C12	25.00'	17.58'	17.22'	N 75°21'15" E	40°16'53"
C13	50.00'	35.15'	34.43'	N 75°21'15" E	40°16'53"
C14	25.00'	13.57'	13.41'	N 70°46'02" E	31°06'24"
C15	25.00'	11.61'	11.51'	S 41°54'30" W	26°36'38"
C16	25.00'	14.20'	14.01'	S 71°29'27" W	32°33'16"
C17	50.00'	28.41'	28.03'	S 71°29'27" W	32°33'16"
C18	74.00'	18.17'	18.13'	S 48°10'43" W	14°04'12"
C19	26.00'	6.38'	6.37'	S 48°10'43" W	14°04'12"
C20	11610.23'	62.47'	62.47'	S 28°52'29" E	0°18'30"
C21	11610.23'	15.08'	15.08'	S 29°03'58" E	0°04'28"
C22	11610.23'	14.79'	14.79'	S 29°08'23" E	0°04'23"

PRELIMINARY PLAT
SONOMA TRAIL RETAIL ADDITION
LOTS 1 & 2, BLOCK 1

AN ADDITION TO THE
CITY OF ENNIS, ELLIS COUNTY, TEXAS
BEING A PLAT OF
2.660 ACRES SITUATED IN THE
THOMAS HAVENS SURVEY, ABSTRACT NO. 489
CITY OF ENNIS, ELLIS COUNTY, TEXAS
OCTOBER 2025
ZONED: "CC" CORRIDOR COMMERCIAL

OWNER:

ROBERT C. AGAR AND
SUSAN P. AGAR
3077 HIGH MESA CT
GRAPEVINE, TX 76051

ENGINEER:

JUAN J. VASQUEZ, P.E.
VASQUEZ ENGINEERING, LLC
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TX 75042
972-278-2948 OFFICE
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DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
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1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)

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Texas Society of Professional Surveyors
Member Since 1977

tmankin@peisersurveying.com FIRM No. 100999-00

SHEET 2 OF 2

Record No: PLAT-26-4

Plat Application

Status: Active

Submitted On: 2/4/2026

Primary Location

0 N INTERSTATE 45
ENNIS, TX 75119

Owner

BRAZIL CINDY J ETAL

Applicant

Juan Vasquez

Application Information

Type of Application*

Preliminary

Plat Name*

Sonoma Trail Retail Addition

Property Type*

Commercial

No. of Lots*

2

Acreage*

2.66

Current Zoning*

CC - Corridor Commercial

Current Use*

Vacant

Proposed Use*

Discount Tire Retail Store and Future Comm. Pad

Is this property serviced by the City of Ennis Water/CCN?*

Yes

Are you using an Agent/Representative*

Yes

Do you have an approved Civil Plan Review?*

No

Date of Submission of Civil Plans*

10/17/2025

You must have an approved Civil Plan Review and approval date to proceed with the Plat Application process. If you do not have an approved Civil Plan Review and staff cannot determine approval, your application will be rejected and returned. For Civil Plan Review, please apply at ennistx.portal.opengov.com

Will you be using a Temporary Concrete Batch Plant? (Requires a Specific Use Permit)*

No

Owner Information

Owner Name

Robert C Agar & Susan P Agar

Owner Street Address

Owner City, State Zip

Owner Telephone*

Owner Email*

Agent/Representative Information

Firm Name *

Vasquez Engineering LLC

Main Contact*

Juan Vasquez

Address*

City, State Zip*

Telephone*

Email*

Surveyor/Engineer Information

Firm Name*

Vasquez Engineering LLC

Surveyor/Engineer Name*

Juan Vasquez

Address*

City, State Zip*

Telephone*

Email*

Signature

Applicant Signature*

JUAN J VASQUEZ
Feb 4, 2026

Attachment Requires

Please see the Plat Submittal Guidelines.pdf for more information on the requirements.

I have read and reviewed the Plat Application Requirements*

☑

Hearing Date

Planning and Zoning Hearing Date*

03/09/2026

ENNIS
TEXAS
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ZONING APPLICATION REVIEW

CASE NUMBER: PLAT-26-4

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: Erica Stubbs