

AGENDA
PLANNING AND ZONING COMMISSION MEETING
Monday, August 8, 2016, 6:00 P.M. MEETING
City of Ennis, Texas City Commission Chambers
115 W. Brown St.
Ennis, Texas 75119
972-878-1234

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL

New Business:

1. Approval of the June 27, 2016 Meeting Minutes.
2. Discuss and consider approving a Preliminary Plat for III Cardinals Addition consisting of 169 (R-5) Residential District Lots being a 22.465 Acre Tract and a replat of lots 31-33 & 35-36, block 10 of Summerwood Section Two and a replat of lots 1-9 & 18-26 Block 6, lots 1-9 & 18-26 Block 7, lots 5-9 & 18-22 Block 8, lots 5-9 & 18-23 Block 9 & lots 5-10, Block 10 of Summerwood Section One and being 35.050 acres situated in the William A. Park Survey, ABST. NO. 893 Ellis County, Texas P&Z case 16.07.01

Requested by Requested by: III Cardinals LP.

3. Adjournment:

Disability Assistance and Accommodation

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (972) 875-1234 two working days prior to the meeting so that appropriate arrangements can be made.

Pursuant to Section 30.06, Penal Code (Trespass by License Holder with a Concealed Handgun), a person licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07 Penal Code (Trespass by License Holder with an Openly Carried Handgun), a person licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this property with a handgun that is carried openly.

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED AT CITY HALL, 115 W. BROWN ST., ENNIS, TEXAS, PRIOR TO 5:00 P.M., August 5, 2016.



Mark Richardson, Chief Building Official



**MINUTES
CITY OF ENNIS
PLANNING AND ZONING COMMISSION
Monday, June 27, 2016, 6:00pm**

Commission Members Present: Kevin Culpepper, Glen Hejny, Jake Holland, Jerold Nichols, Bill Vitovsky

Commission Members Absent: Dr. William Davis, Mike French, Jeff Low, Joyce Plasek

Meeting called to order by Jerold Nichols at 6:10pm.

Roll Call and Quorum established by Mark Richardson.

NEW BUSINESS

1. Approval of Thursday May 26, 2016 Meeting Minutes.

Motion by Commissioner **Jake Holland**; second by Commissioner **Jerold Nichols** to approve the May 26, 2016, meeting minutes as submitted.

All in favor.

2. Discuss and consider approving a Zoning change request from (R-10) Residential District zoning to (A-3) Residential District (High Density Residential District) for 6.77 acre tract of land in the Thomas Haven Survey, Abstract No. 489 City of Ennis, Ellis County, Texas, and being part of a called 16.681 acre tract of land (Tract III) described in deed to Olsen Ellsworth/Brown Properties, LLC. P&Z Case 16.06.01

Speaking In Favor:

Todd Winters representing the case.

Speaking Opposed:

None

After discussion and consideration , A Motion by Commissioner **Keven Culpepper**; second by Commissioner **Bill Vitovsky** to approve a Zoning change request from (R-10) Residential District zoning to (A-3) Residential District (High Density Residential District) for 6.77 acre tract of land in the Thomas Haven Survey, Abstract No. 489 City of Ennis, Ellis County, Texas, and being part of a called 16.681 acre tract of land (Tract III) described in deed to Olsen Ellsworth/Brown Properties, LLC. P&Z Case 16.06.01, Requested by Olsen/Ellsworth/Brown LLC & Pensco Trust Co. and represented by Todd Winters.

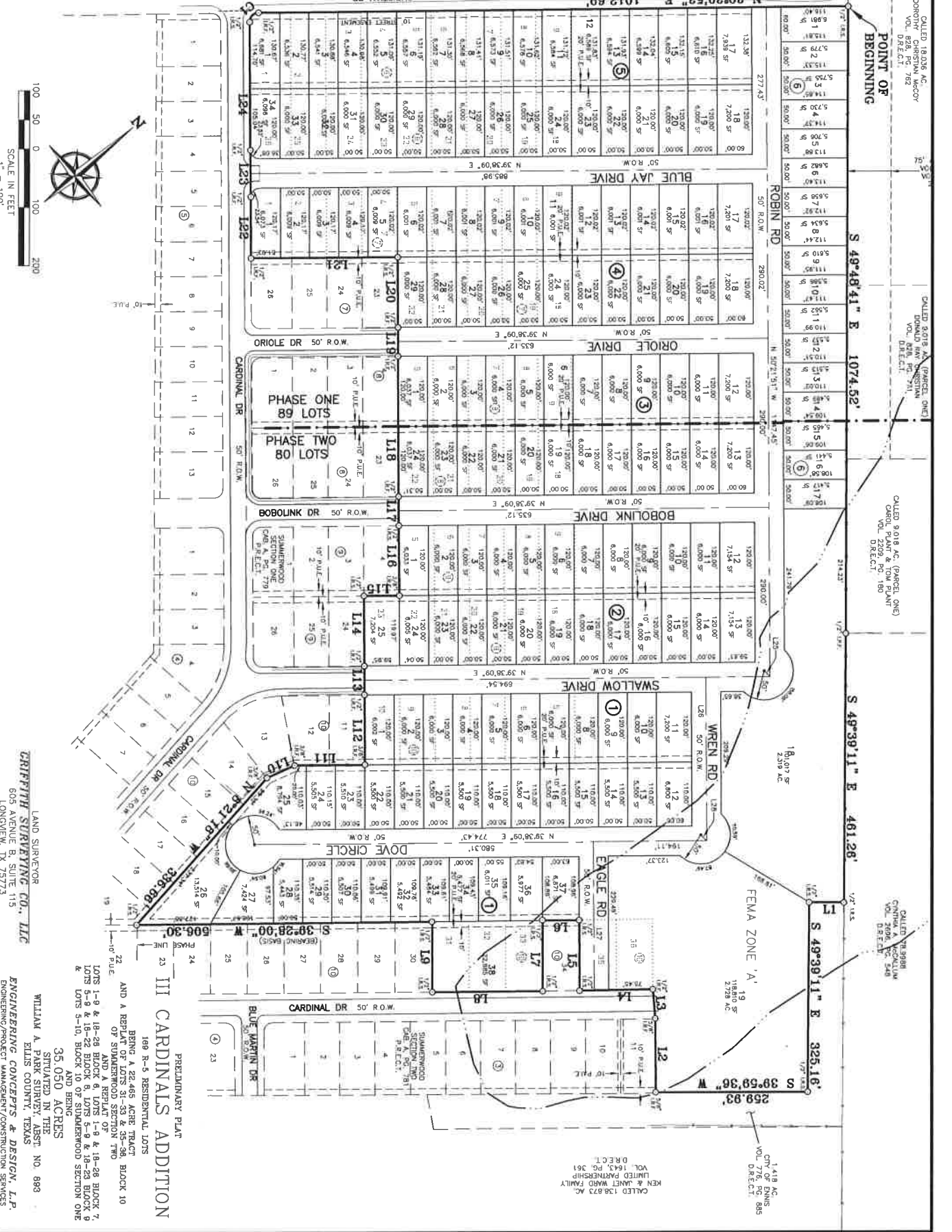
All in favor. Forwarded to City Commission for Consideration.

3. ADJOURNMENT

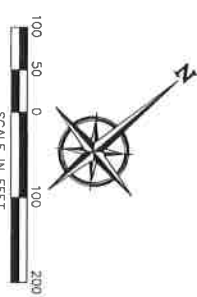
Meeting adjourned by **Jerold Nichols** at approximately 6:24 pm. CDST.

Jerold Nichols





CALLLED 73 AC
 ROBERT W. WADLEY BYPASS TRUST
 VOL. 125, PG. 400
 D.R.E.C.T.



NOTE: Basis of bearing being S 39° 38' E for the northwest line of plat recorded in Cabinet A, Page 781, P.R.E.C.T.

GRIFFITH SURVEYING CO., LLC
 LAND SURVEYOR
 605 AVENUE B, SUITE 115
 LONCVIEW, TX 75773
 (903) 295-1560
 FAX (903) 295-1570

WILLIAM A. PARK SURVEY, ABST. NO. 893
 ELLIS COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 201 WINDSOR PARKWAY, SUITE 100
 FORT WORTH, TEXAS 76104
 (817) 921-4400 FAX (817) 941-4401

PRELIMINARY PLAT
III CARDINALS ADDITION
 189 R-5 RESIDENTIAL LOTS
 BRING A 22.465 ACRE TRACT
 AND A REPLAT OF LOTS 31-33 & 35-36, BLOCK 10
 OF SUMNERWOOD SECTION TWO
 AND A REPLAT OF
 LOTS 1-9 & 18-26 BLOCK 6, LOTS 1-6 & 18-26 BLOCK 7
 & LOTS 5-10, BLOCK 10 OF SUMNERWOOD SECTION ONE
 AND BEING
 35.050 ACRES
 SITUATED IN THE
 WILLIAM A. PARK SURVEY, ABST. NO. 893
 ELLIS COUNTY, TEXAS

DATE: JUNE 30, 2016

SHEET 1 OF 2

CALLLED 18.026 AC
 DOROTHY CHRISTIAN MCCOY
 VOL. 125, PG. 782
 D.R.E.C.T.

CALLLED 30.818 AC (PARCEL ONE)
 DONALD ANN CHRISTIAN
 VOL. 125, PG. 781
 D.R.E.C.T.

CALLLED 9.018 AC (PARCEL ONE)
 DONALD ANN CHRISTIAN
 VOL. 2209, PG. 180
 D.R.E.C.T.

CALLLED 7.988 AC
 CHRYSLER A. MCGILLIEM
 VOL. 125, PG. 348
 D.R.E.C.T.

CALLLED 1.8 AC
 CHRYSLER A. MCGILLIEM
 VOL. 776, PG. 865
 D.R.E.C.T.

CALLLED 16.872 AC
 R. B. & GAIL WARD FAMILY
 LIMITED PARTNERSHIP
 VOL. 1643, PG. 361
 D.R.E.C.T.

LEGAL DESCRIPTION

Z:\PROJECTS\03000 - Summerwood Addition - Ellis County\A\red-head-plan-10-25-00-ec-tpj\sect Page 3 of 3
 BEING a 35.050 acre tract of land situated in the William A. Park Survey, Abilene, Texas and being all of a
 called 32.4316 acre tract of land (Tract One) described in deed to Ill Carroll, Texas, Page 2178, Deed
 Records Ellis County, Texas and the undeveloped rights-of-way within Summerwood, Section One, on addition to the City of Emis,
 as recorded in Cabinet A, Page 779, Plat Records, Ellis County, Texas and Lots 32 and 33, Block 10, Summerwood, Section Two, on
 addition to the City of Emis, as recorded in Cabinet A, Page 781 of said Plat Records, said 35.050 acre tract being more
 particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set for the north corner of said 32.4316 acre tract; in the southwest boundary line of a called
 18,038 acre tract described in deed to Dorothy Christian McCoy, as recorded in Volume 8223, Page 782 of said Deed Records, said
 corner being in the west right-of-way line of Christian Road, a public road (no record found);
THENCE South 49 degrees 48 minutes 41 seconds East, with the common boundary line of said 32.4316 acre tract, said 18,038
 acre tract and the undeveloped rights-of-way within Summerwood, Section One, on addition to the City of Emis, as recorded in
 Records and a called 9.018 acre tract described in deed to Carol Platt and Tom Platt, as recorded in Volume 3209, Page 180 of
 said Deed Records, a distance of 1074.52 feet to a 1/2-inch iron pipe found for the south corner of said 9.018 acre tract
 and the west corner of a called 78,9988 acre tract described in deed to Cynthia A. McCollum, as recorded in Volume 2896, Page
 548 of said Deed Records;

THENCE South 49 degrees 39 minutes 11 seconds East, with the common boundary line of said 32.4316 acre tract and said
 78,9988 acre tract, a distance of 461.28 feet to a 1/2-inch iron rod set for an east corner of said 32.4316 acre tract and a
 north corner of a called 1.418 acre tract of land described in deed to the City of Emis, as recorded in Volume 776, Page 885 of
 said Deed Records;

THENCE with the common boundary lines of said 32.4316 acre tract and said 1.418 acre tract, the following courses:
 South 49 degrees 20 minutes 48 seconds West, a distance of 60.00 feet to a 1/2-inch iron rod set for corner;
 South 49 degrees 39 minutes 11 seconds East, a distance of 325.16 feet to a 1/2-inch iron rod set for corner;
 South 39 degrees 59 minutes 36 seconds West, a distance of 259.93 feet to a 5/8-inch iron rod found for the east corner of
 said Section Two;

THENCE with the common boundary lines of said 32.4316 acre tract and said Section Two, the following courses:
 North 50 degrees 25 minutes 44 seconds West, a distance of 126.85 feet to a 5/8-inch iron rod found for corner;
 North 54 degrees 46 minutes 21 seconds West, a distance of 50.25 feet to a 1/2-inch iron rod found for the east corner of
 Lot 36, Block 10 of said Section Two;

THENCE South 39 degrees 03 minutes 32 seconds West, with the southeast boundary lines of said Lot 36 and Lot 35, Block 10, a
 distance 125.49 feet to a 1/2-inch iron rod set for the east corner of Lot 34 of Block 10;
THENCE North 50 degrees 26 minutes 56 seconds West, with the northwest boundary line of said Lot 34, a distance of 121.01 feet
 to a 1/2-inch iron rod set for corner for the north corner of said Lot 10;

THENCE South 38 degrees 28 minutes 00 seconds West, with the northwest boundary lines of said Lot 34, a distance 63.16 feet to
 a 1/2-inch iron rod set for the west corner of said Lot 34;
THENCE South 50 degrees 26 minutes 56 seconds East, with the southwest boundary line of said Lot 34, a distance of 120.92 feet
 to a 1/2-inch iron rod set for the south corner of said Lot 34; in the northwest right-of-way line of Cardinal Drive, a 50 ft.
 right-of-way;

THENCE South 39 degrees 33 minutes 04 seconds West, with the common boundary lines of said Cardinal Drive and Lots 31-33,
 Block 10, a distance 189.48 feet to a 1/2-inch iron rod set for the south corner of said Lot 31;
THENCE North 50 degrees 26 minutes 56 seconds West, with the southwest boundary line of said Lot 31, a distance 120.84 feet to
 a 1/2-inch iron rod set for the west corner of said Lot 31;

THENCE South 39 degrees 28 minutes 00 seconds West, a distance 508.30 feet to a 1/2-inch iron rod set for the west corner of
 said Section Two and the southeast corner of Lot 19, Block 10, Summerwood, Section One, on addition to the City of Emis, as
 recorded in Cabinet A, Page 779 of said Plat Records;

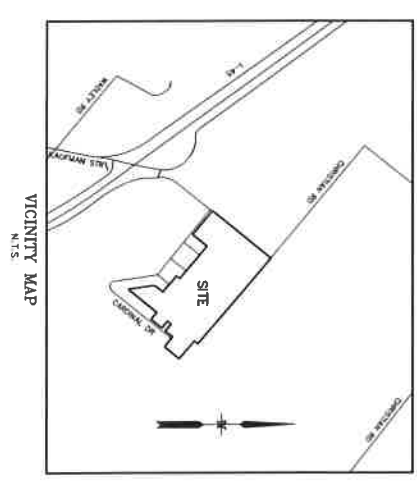
THENCE with the common boundary lines of said 32.4316 acre tract, the southerly lines of said undeveloped rights-of-way tract
 and various lots within said Section One, the following courses:
 North 08 degrees 21 minutes 18 seconds East, a distance of 336.66 feet to a 3/8-inch iron rod found for corner;
 North 15 degrees 46 minutes 01 seconds East, a distance of 519.81 feet to a 3/8-inch iron rod found for corner;
 North 39 degrees 30 minutes 09 seconds East, a distance of 120.14 feet to a 3/8-inch iron rod found for corner;
 North 50 degrees 30 minutes 54 seconds West, a distance of 120.02 feet to a 1/2-inch iron rod found for corner;
 North 50 degrees 26 minutes 19 seconds West, a distance of 49.42 feet to a 1/2-inch iron rod found for corner;
 North 50 degrees 29 minutes 27 seconds East, a distance of 120.14 feet to a 1/2-inch iron rod set for corner;
 North 39 degrees 31 minutes 05 seconds East, a distance of 60.21 feet to a 3/8-inch iron rod found for corner;
 North 50 degrees 35 minutes 09 seconds West, a distance of 120.03 feet to a 1/2-inch iron rod set for corner;
 North 50 degrees 35 minutes 09 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod found for corner;
 North 50 degrees 21 minutes 51 seconds West, a distance of 240.16 feet to a 1/2-inch iron rod found for corner;
 North 50 degrees 00 minutes 10 seconds West, a distance of 49.53 feet to a 1/2-inch iron rod found for corner;
 North 50 degrees 21 minutes 51 seconds West, a distance of 240.16 feet to a 1/2-inch iron rod found for corner;
 North 50 degrees 21 minutes 51 seconds West, a distance of 240.16 feet to a 1/2-inch iron rod found for corner;
 North 50 degrees 38 minutes 09 seconds West, a distance of 120.16 feet to a 1/2-inch iron rod found for corner;
 North 50 degrees 16 minutes 57 seconds West, a distance of 103.19 feet to a 1/2-inch iron rod found corner;
 North 50 degrees 30 minutes 42 seconds West, a distance of 79.94 feet to a 1/2-inch iron rod found for corner;
 North- tangent curve to the right having a radius of 15.00 feet, whose chord bears North 06 degrees 21 minutes 08 seconds
 West, a distance of 22.09 feet;

Northwesterly, with said curve to the right, through a central angle of 94 degrees 51 minutes 46 seconds, an arc distance of
 24.83 feet to a 1/2-inch iron rod found for the end of said curve;

North 39 degrees 30 minutes 53 seconds East, posing the northwest corner of said Section One and continuing with the
 northwest boundary line of said 32.4316 acre tract, a total distance of 1012.69 feet to the POINT OF BEGINNING AND
 CONTAINING 1,526,793 square feet or 35,050 acres of land.

LINE TABLE			
NO.	DIRECTION	DISTANCE	
L1	S 40°20'48" W	60.00'	
L2	N 50°25'44" W	126.85'	
L3	N 54°44'21" W	50.25'	
L4	S 39°03'32" W	125.45'	
L5	N 50°28'56" W	121.01'	
L6	S 38°28'00" W	63.16'	
L7	S 50°28'56" E	120.92'	
L8	S 39°33'04" W	189.48'	
L9	N 50°28'56" W	120.64'	
L10	N 15°46'01" E	51.98'	
L11	N 39°30'09" E	120.14'	
L12	N 50°30'54" W	120.02'	
L13	N 50°26'19" W	49.42'	
L14	N 50°29'27" W	120.14'	
L15	N 39°31'05" E	60.21'	
L16	N 50°33'09" W	120.03'	
L17	N 50°33'09" W	50.00'	
L18	N 50°21'51" W	240.16'	
L19	N 50°00'10" W	49.53'	
L20	N 50°21'51" W	120.16'	
L21	S 39°38'09" W	251.02'	
L22	N 50°16'57" W	105.18'	
L23	N 50°30'42" W	79.94'	
L24	N 50°30'42" W	219.74'	
L25	N 84°38'09" E	14.14'	
L26	N 50°21'51" W	280.00'	
L27	N 50°28'56" W	254.73'	
L28	N 84°38'09" E	14.14'	

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT LENGTH	CHORD BEARING	CHORD
C1	094°51'48"	15.00'	18.33'	24.83'	N 67°11'09" W 22.09'



**PRELIMINARY PLAT
 III CARDINALS ADDITION**

BEING A 22.465 ACRE TRACT
 189 R-5 RESIDENTIAL LOTS
 AND A REPLAT OF LOTS 31-33 & 35-36, BLOCK 10
 OF SUMMERWOOD SECTION TWO
 AND A REPLAT OF
 LOTS 1-8 & 18-26 BLOCK 7
 LOTS 5-8 & 18-22 BLOCK 6
 LOTS 5-9 & 18-23 BLOCK 7
 AND BEING
 35,050 ACRES
 SITUATED IN THE
 WILLIAM A. PARK SURVEY, ABILENE, TEXAS
 ELLIS COUNTY, TEXAS
 ENGINEERING CONCEPTS & DESIGN, L.P.
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 201 WINDOOR PARK, REG. NO. 000145
 ARLING, TEXAS 79008
 (972) 941-8600 FAX (972) 941-8401

CHIFFITH SURVEYING CO., LLC
 LAND SURVEYOR
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 LONGVIEW, TX 75773
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 FAX (903) 295-1570

DATE: JUNE 30, 2016
 SHEET 2 OF 2