



NAVARRO COUNTY PLANNING & DEVELOPMENT

Stanley Young - Director

601 N. 13th Street Suite 1
Corsicana, Texas 75110

Phone: (903) 875-3312

Date of Planning and Development Hearing: August 7th, 2025
Date of Commissioners Court Hearing: August 11th, 2025
Case Number: 25-491 Fee: \$300.00

This request will not be scheduled for public hearing until the attached application is completed, the fee paid and returned to the office of Planning and Development.

Application must be accompanied by a list of all property owners within 200 feet of the boundaries of subject tract.

Legal description of property: (legal description must be attached)

attached 5 acres Jessic Ammons Survey

Survey Name: Jessic Ammons Survey Abstract Number: 15
Name Deed recorded in: Navarro County
Volume and page number: Vol 1353 Pg 105
Change in Zoning from: Residential to Commercial

State of existing neighborhood character:

- a. Predominant land use:
Single Family Multifamily Commercial Industrial Vacant Agricultural
- b. Conditions: Sound Deteriorating Mixed
- c. Are there deed restrictions which could prevent this property from being used in the manner herein proposed? Yes No
- d. Have all persons having any financial interest in the request been listed or are signatories to this application? Yes No
- e. Will the area have any through traffic? Yes No
- f. Are there any pollution or environmental hazards or other objectionable hazards affecting the proposed use? Yes No
- g. Is the site located in a floodplain? Yes No
- h. Is it in the watershed of any flood control structure? Yes No
- i. What is the predominant zoning in the area? Ag + Residential, Dn 287 with commercial
- j. Is the area developed the same as it is zoned? yes
- k. Will the requested change alter a logical transition between zoning patterns? Yes No
- l. Are there any peculiarities of the proposed use that are likely to affect neighboring properties, such as unusual or long hours, heavy traffic, lights, noise or trash? Yes No
- m. If yes, explain. _____

Signature of owner:

Date: 7-22-2025



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APPLICATION FOR A ZONING DISTRICT CHANGE

Name of applicant: Jeffrey K Wright & Marsha Wright
Address: 611 Alsdorf Rd
City, state, zip code: Ennis Tx 75119
Phone number: 469-230-3038

Address or location where zoning change is being requested: (a survey plat or deed with property description must be attached) Corner of Hwy 287 + 3320

Current zoning classification: R
Proposed zoning classification: Commercial
Proposed use of property: Office for dock construction business
Reason for zoning change: Selling property

Name of property owner: Same as applicant
Address: _____
City, state, zip code: _____
Phone number: _____

In lieu of representing this request myself as owner of the subject property, I hereby authorize the person designated below, to act in the capacity as my agent for the application, processing, representation and/or presentation of this request. Must be accompanied by attached affidavit.

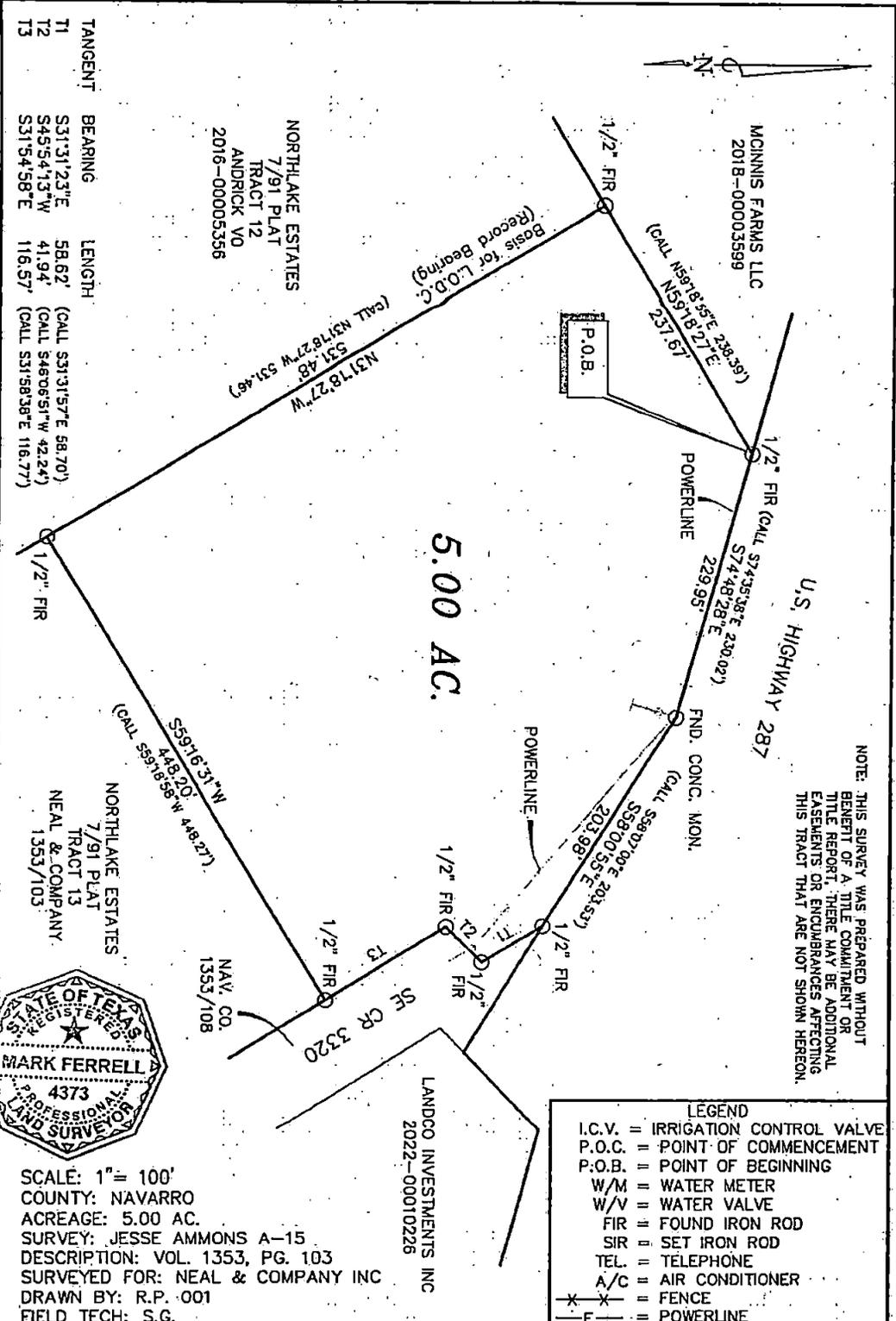
I understand that it is necessary for me or my authorized agent to be present at the Planning and Zoning Commission public hearing.

Signature of Owner: _____

Signature of Agent: _____

Address of Agent: _____

Phone number of Agent: _____



I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes, of even date represent the results of an on the ground survey made under my direction and supervision.
 This the 8 Day of AUGUST, 2023.

[Signature]
 Mark Ferrell
 Registered Professional Land Surveyor
 Number 4373

HEARN SURVEYING ASSOCIATES
 FIRM NUMBER: 10019900
 108 W TYLER ST
 ATHENS, TX 75751-2045
 (903) 675-2858
 800-432-7670

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

NEAL TRACT
5.00 ACRES

FIELD NOTES

JESSE AMMONS SURVEY
ABSTRACT 15

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the Jesse Ammons Survey Abstract 15, Navarro County, Texas, and being part of a called 105.61 acre tract described by deed recorded in Volume 1353, Page 103 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING at a found 1/2" iron rod for the most northerly corner of this tract and the above mentioned 105.61 acre tract located on the southwest R.O.W. of U.S. Highway 287;

THENCE with said R.O.W. South 74°48'28" East a distance of 229.95 feet to a found concrete monument and South 58°00'55" East a distance of 203.98 feet to a found 1/2" iron rod for an angle corner of this tract;

THENCE South 31°31'23" East a distance of 58.62 feet to a found 1/2" iron rod, South 45°54'13" West a distance of 41.94 feet to a found 1/2" iron rod and South 31°54'58" East a distance of 116.57 feet to a found 1/2" iron rod for the southeast corner of this tract and the northeast corner of Tract 13 of Northlake Estates, as shown on plat recorded in Volume 7, Page 91, Plat Records of Navarro County, Texas;

THENCE South 59°16'31" West a distance of 448.20 feet to a found 1/2" iron rod for the southwest corner of this tract located in the east line of Tract 12 in said Northlake Estates.

THENCE with the line of directional control North 31°18'27" West a distance of 531.48 feet to a found 1/2" iron rod for the northwest corner of this tract and the northeast corner of said Tract 12;

THENCE North 59°18'27" East a distance of 237.67 feet to the place of beginning and containing 5.00 acres of land.

SURVEYOR'S CERTIFICATE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that I directed an on the ground survey of the property described above and prepared the above field notes and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground. Witness my hand and seal at Athens, Texas, this the 8th day of August, 2023.

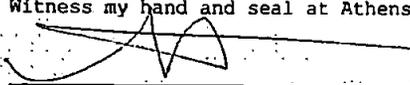
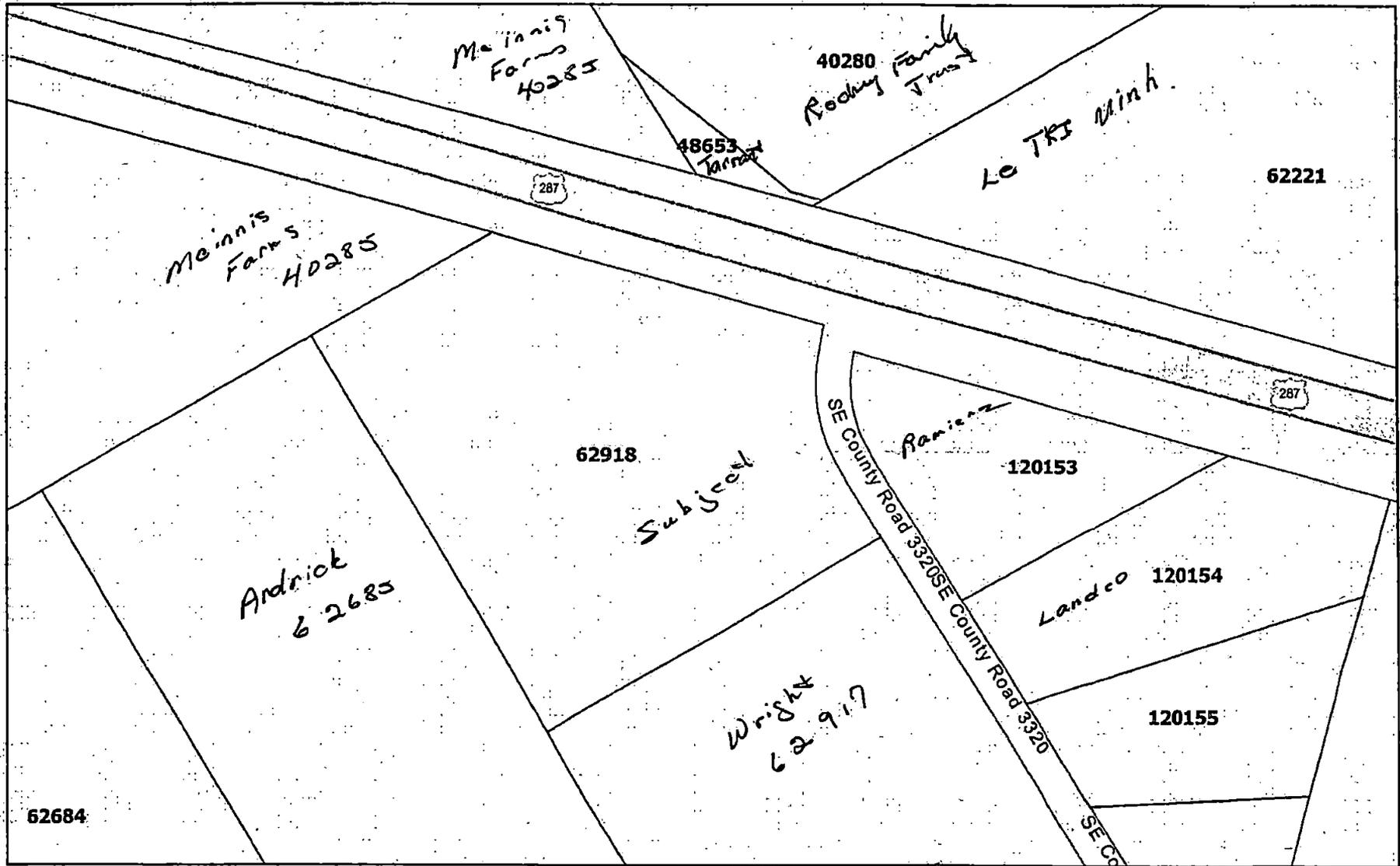

Mark Ferrell
Registered Professional Land
Surveyor Number 4373
Firm No. 10019900



EXHIBIT "A"

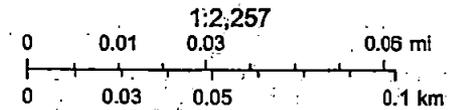
1. This tract may be used for residential purposes or commercial purposes. The term "Residential Purposes" as used herein shall be held and construed to exclude mobile homes, boarding houses.
2. No sexually oriented businesses including spas, adult movie theaters, adult bookstores and nightclubs shall be allowed.
3. No malodorous business activity including slaughter or packing houses, animal food manufacturing or processing or any toxic or hazardous material handling shall be allowed.
4. The property may not be used for the collection, storage or sale, of firewood, scrap metal or pipe, steel, lumber, or other construction materials, except during actual construction periods. No part of the property shall have exposed refuse, garbage or on-site dumping. Excavation for sale of sand, gravel or clay is prohibited.
5. No livestock, wildlife, or animals other than household pets shall be kept on the property. Goats, sheep, monkeys, chickens, other fowl, and pigs shall not be considered household pets. Pets may not be raised for resale.
6. No inoperative, or not currently registered motor vehicles may be kept or stored on the property. Also, no tires may be kept or stored on the property.
7. No permanent residential structure shall be placed on any lot unless its living area has a minimum of 1000 square feet of floor area exclusive of porches and garage. Metal roofs are permitted. Commercial structures may be metal buildings and or have metal roofs. Any commercial structures shall have a minimum of 1,000 square feet of floor area. No sheet metal, plywood, or plastic shall be used for fencing.
8. There shall not be more than one residence on the tract and no tract shall be subdivided, except for commercial uses only.
9. Storage buildings in good repair, appearance and condition may be moved onto the property, but houses may not be moved on the property, for storage or residential use.
10. Each tract is subject to a 20 foot wide utility easement across and along the road frontage of each tract. Any structure must be at least 30 feet from the front of the property and 15 feet from the side and back line of each tract.
11. No part of the premise shall be used for vicious, illegal, or immoral purposes, nor in violation of the law or of any code, regulation or instruction relating to or affecting the use, occupancy, or possession of the property.

Navarro CAD Web Map



7/17/2025, 10:51:19 AM

- Parcels
- Abstracts



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Navarro County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

40284, 40285
MCINNIS FARMS LLC
6609 FM 860 MONTALBA, TX 75853

40280
RADNEY FAMILY TRUST
C/O RADNEY STEPHEN P
20 GLISTENING POND DR
FRISCO, TX 75034

48653
TARRANT COUNTY WATER DIST
P O BOX 4508
FT WORTH, TX 76106-4508

62221
LE TRI QUANG MINH & ANH HOA THI NGUYEN
3538 SEDONA DR
GRAND PRAIRIE, TX 75052

85913
WRIGHT MARSHA M & JEFFREY K
611 ALSDORF RD
ENNIS, TX 75119

62685
VO ANDRICK & SUONG NGUYEN
206 SHADYBROOK DR
ARLINGTON, TX 76002

120153
LANDCO INVESTMENTS INC
% RAMIREZ MARIA DEL CARMEN LOPEZ & JOSE DE JESUS GARCIA
4217 VISTA DEL SOL
FORT WORTH, TX 76119

120154, 120155
LANDCO INVESTMENTS INC
50 W MASHTA DR # 1
KEY BISCAYNE, FL 33149

40275
MARTIN FREDDIE BELINDA
1421 E MADDOX AVE
FORT WORTH, TX 76104

La TRI Quang Minh 62221
3538 Sedona Dr
Grand Prairie, Tx 75052

MCINNIS FARMS 40285

6609 FM 860

Montabla, Tx 75853

Tarrant Co Water 48653

P.O Box 4508

Ft Worth Tx 76016

Rodney Family Trust 40280

20 Glistening Pond Dr

Frisco, Tx 75034

Landco Investments ~~120153~~ 120153

4217 Vista Del Sol

Ft Worth, Tx 72116

% Maria Ramirez * Jose Garcia

Landco Investments 120154 120155

50 W Mashta Dr #1

Key Biscayne F 33149

Vo Andrick 62685

206 Shadybrook

Arlington, Tx 76002

JCR & Wright 62917

611 Alsdorf

Ennis, Tx 75119



OFFICIAL NOTICE OF PUBLIC HEARING

DATE MAILED: July 23, 2025

The Navarro County Lake Planning and Zoning Commission will conduct a meeting on Thursday, August 7th, 2025 at 5:00 P.M. in the conference room located in the Navarro County Annex Building 601 N. 13th St. Corsicana, TX 75110. They will be asked to consider the following request. As an interested property owner, you are invited to attend these hearings.

Name of Applicant: Jeffery & Marsha Wright

Address of Applicant: 611 Alsdorf Road Ennis, Texas 75119

Applicant request: Request for Zoning Change from Agricultural to Commercial.

Legal Description: ABS A10015 J AMMONS ABST TRACT 32 5.0 ACRES

If a more detailed property description or additional information, is desired, please contact the Planning and Development Office located in the Navarro County Annex Building 601 N. 13th St. Corsicana, TX 75110 or you may call 903-875-3312.

(DETACH HERE)

If you wish to oppose this application, you must do so in writing, before or at the public hearing. Comments may be returned to the Navarro County Planning and Development office, 601 N 13th St. Suite #1 Corsicana, Texas 75110. Attention: Stanley Young, Director

COMMENTS:

Signature: _____

Printed name: _____