



PLANNING AND ZONING COMMISSION MEETING AGENDA

MONDAY, JULY 28, 2025
6:00 P.M.

CITY OF ENNIS CITY HALL
COMMISSION CHAMBERS
107 N. SHERMAN ST.
ENNIS, TEXAS 75119

As authorized by Texas Local Government Code Section 551.071 - this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Ennis reserves the right to re-align, recess, or reconvene the Regular Session or call Executive Session or order of business at any time prior to adjournment.

I. CALL TO ORDER

ROLL CALL
PLEDGE OF ALLEGIANCE
INVOCATION

II. CITIZENS PUBLIC COMMENT PERIOD

The Planning and Zoning Commission invites citizens to address the Commission on any topic not already scheduled for a Public Hearing. Citizens wishing to speak should complete a "Citizen Comment Period" form and present it to staff prior to the meeting. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the Planning and Zoning Commission cannot take action on items not listed on the agenda. However, your concerns may be addressed by City Staff, placed on a future agenda, or responded to by some other course

III. CONSENT AGENDA

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

- a. Approval of the July 14, 2025 Regular Meeting Minutes

IV. INDIVIDUAL ITEMS FOR CONSIDERATION

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

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

Owner: Landmark Builders & Investments, LLC

Applicant: Civil Engineering Professionals, LLC

City Staff: Jorge Barake, City Planner

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

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

Owner: Landmark Builders & Investments, LLC

Applicant: Civil Engineering Professionals, LLC

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 and said Notice was posted prior to the following date and time: **FRIDAY, JULY 25, 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

Troy Foreman
Troy Foreman, Assistant Director & Building Official
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.