



ZONING BOARD OF ADJUSTMENT MEETING AGENDA

TUESDAY, OCTOBER 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 Zoning Board of Adjustment 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 Zoning Board of Adjustment 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 Zoning Board of Adjustment Commissioner may request items to be removed from the Consent Agenda for individual consideration.

- a. Approval of the November 20, 2023, Regular Meeting Minutes.

IV. INDIVIDUAL ITEMS FOR CONSIDERATION

- a. Conduct a public hearing and discuss and consider a variance request for a 1.953-acre tract of land situated in the John Mott Survey, Abstract No. 667, City of Ennis, Ellis County, Texas. Generally located in the 4000-Block of Beach Rd. Ellis CAD ID 290289. This request is for a variance from the minimum lot size requirement of one (1) acre for alternative on-site sewage disposal systems as specified in the Ennis Code of Ordinances, Article VII, Section 18-407. The owner seeks to subdivide the property into two (2) 0.9765 acre residential lots and install an on-site sewage disposal system on each 0.9765 acre lot.

ZBA Case No. VAR-25-3

Owner: Kyle Mitchell & Brook Smith

Applicant: Kyle Mitchell

City Staff: Troy Foreman, Assistant Director of Planning, Development and Inspections

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: **WEDNESDAY, OCTOBER 22, 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

Zoning Board of Adjustment 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.