



PLANNING AND ZONING COMMISSION MEETING AGENDA

MONDAY, DECEMBER 8, 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 November 10, 2025 Regular Meeting Minutes

IV. INDIVIDUAL ITEMS FOR CONSIDERATION

- a. Consider approving a REPLAT of Lot 1A, Block A, JCCW Addition, creating Lots 1A-R and 1C, measuring approximately 19.4638 acres, located in the Thomas Havens Survey, Abstract No. 489 and the William Joice Survey, Abstract No. 573, City of Ennis, Ellis County, Texas. 700 E Ennis Ave. Ellis CAD ID 222044.
P&Z Case No.: PLAT-25-12
Owner: Wal-Mart Real Estate
Applicant: Citadel Development
City Staff: Jorge Barake, City Planner
- b. Consider approving a REPLAT of Lot 1R and Subdivisions 1 and 4, Division XXVII (27) and Subdivision 1, Division XXX (30), creating Lot 1RR, measuring approximately 12.879 acres, located in the D. Rose Survey, Abstract No. 906, City of Ennis, Ellis County, Texas. 111 E Lampasas St. PID Nos. 159474 & 208720.
P&Z Case No.: PLAT-25-23
Owner: 45 Industrial Drive Associates LLC
Applicant: Davis & McDill LLC
City Staff: Jorge Barake, City Planner
- c. Consider approving a PRELIMINARY PLAT for the Ennis Manufacturing Subdivision consisting of 1 industrial lot and measuring approximately 42.728 acres, located in the Jones Haven Survey, Abstract No. 498, and James N. Duncan Survey, Abstract No. 291, City of Ennis, Ellis County, Texas. 3200 to 3500 block range of S Oak Grove Road. Ellis CAD IDs 185551, 185552 and 195852.
P&Z Case No.: PLAT-25-9
Owner: Conax Properties LLC
Applicant: Pape-Dawson Engineers
City Staff: Erica Stubbs, Senior Planner

- d. Consider approving a FINAL PLAT for the Ennis Manufacturing Subdivision consisting of 1 industrial lot and measuring approximately 42.728 acres, located in the Jones Haven Survey, Abstract No. 498, and James N. Duncan Survey, Abstract No. 291, City of Ennis, Ellis County, Texas. 3200 to 3500 block range of S Oak Grove Road. Ellis CAD IDs 185551, 185552 and 195852.
P&Z Case No.: PLAT-25-25
Owner: Conax Properties LLC
Applicant: Pape-Dawson Engineers

City Staff: Erica Stubbs, Senior Planner

- e. Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Agricultural (A) to Single Family Residential-10 (R-10) for an approximately 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.
P&Z Case No.: ZAXA-25-10
Owner: Kyle Mitchell & Brook Smith
Applicant: Kyle Mitchell

City Staff: Jorge Barake, City Planner

- f. Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Light Industrial and Manufacturing (L-IM) to Heavy Industrial and Manufacturing (H-IM) for an approximately 10.976-acre tract of land situated in the Claiborne Garrett Survey, Abstract No. 383, City of Ennis, Ellis County, Texas. Located behind 2400 N Preston St. between an existing TXU easement and Union Pacific Railroad right-of-way. Ellis CAD ID 161346.
P&Z Case No.: ZAXA-25-18
Owner: 2400 N Preston LLC
Applicant: Chaucer Chern

City Staff: Erica Stubbs, Senior Planner

- g. Conduct a public hearing to discuss and consider approving a SPECIFIC USE PERMIT (SUP) in the Heavy Industrial and Manufacturing (H-IM) district for plastics manufacturing on an approximately 10.976-acre tract of land situated in the Claiborne Garrett Survey, Abstract No. 383, City of Ennis, Ellis County, Texas. Located behind 2400 N Preston St. between an existing TXU easement and Union Pacific Railroad right-of-way. Ellis CAD ID 161346.
P&Z Case No.: SUP-25-4
Owner: 2400 N Preston LLC
Applicant: Chaucer Chern

City Staff: Erica Stubbs, Senior 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: **TUESDAY , DECEMBER 2, 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

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.