



**PLANNING AND ZONING
COMMISSION AGENDA
MONDAY, APRIL 13, 2026
6:00 PM**

**WELCOME CENTER
BLUEBONNET ROOM**

201 NW MAIN STREET
ENNIS, TEXAS 75119
(972) 875-1234

As authorized by Texas 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 called Executive Session or order of business at any time prior to adjournment.

A. CALL TO ORDER

- Roll Call
- Invocation
- Pledge of Allegiance

B. CITIZEN 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.

C. CONSENT ITEMS

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.

C.1. Approval of the March 23, 2026 Regular Meeting Minutes.

D. PUBLIC HEARING

D.1. Conduct a Public Hearing and discuss and consider a request for ZONING CHANGE from Agricultural (A) to Single-Family Residential District – 7 (R-7) for an approximately 13.877-acre tract of land situated in the William M. McKinney Survey, Abstract No. 686, City of Ennis, Ellis County, Texas and generally located in the 1700 to 1800 Block of US Highway 287, between S Oak Grove Road and Ensign Road. Portion of Ellis CAD ID 187506.

P&Z Case No.: ZAXA-26-2

Owner: CEBN Enterprises LLC

Applicant: Carroll Consulting Group Inc.

D.2. Conduct a Public Hearing and discuss and consider a request for ZONING CHANGE from Agricultural (A) to Neighborhood Commercial (C) for an approximately 5.058-acre tract of land situated in the William M. McKinney Survey, Abstract No. 686, City of Ennis, Ellis County, Texas and generally located in the 1700 to 1800 Block of US Highway 287, between S Oak Grove Road and Ensign Road. Portion of Ellis CAD ID

187506.
P&Z Case No.: ZAXA-26-3
Owner: CEBN Enterprises LLC
Applicant: Carroll Consulting Group Inc.

E. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

- E.1. Consider approving a REPLAT of the Centex Citizens Credit Union Addition, creating Lots 1R, 2R and 3R in Block A, measuring approximately 3.324 acres, located in the Richard A. Barton Survey, Abstract No. 55, City of Ennis, Ellis County, Texas. 2251 W Ennis Avenue. Ellis CAD ID 274970.
P&Z Case No.: PLAT-25-13
Owner: Centex Citizens Credit Union
Applicant: Tami Griffin, Centex Citizens Credit Union

F. 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, APRIL 7, 2026 AT 5:00 P.M.** and will remain 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 persons regardless of disability. If you require special assistance, please contact the City of Ennis at (972) 875-1234 ext. 2236 or write to: PO Box 220, Ennis, TX 75120, at least 48 hours in advance of the meeting.