



**ZONING BOARD OF ADJUSTMENT
AGENDA
TUESDAY, JUNE 23, 2026
6:00 PM**

CITY OF ENNIS CITY HALL
COMMISSION CHAMBERS
107 N. SHERMAN
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. CITIZENS PUBLIC COMMENT PERIOD

The Zoning Board of Adjustment invites citizens to address the Board 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 City 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.

C. CONSENT ITEMS

C.1. Approval of the April 14, 2026 Regular Meeting Minutes.

[2026 04 14 ZBA Meeting Minutes](#)

D. PUBLIC HEARING

D.1. Conduct a Public Hearing and discuss and consider approving a variance request on a 0.851-acre lot, tract or parcel of land zoned Single-Family Residential-10 District (R-10), located at 2407 Country Club Road, Ellis CAD ID 183731. This request is to permit the construction of a detached garage located in both the front street setback and side street setback.

ZBA Case No.: VAR-26-1

Owner: Bramlet and Michelle Beard

Applicant: Tiffany Davis, drd Custom Construction

[VAR-26-1](#)

E. 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, JUNE 16, 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
Community Health and Development Department

Erica Stubbs

Erica Stubbs, Senior Planner
Community Health and Development Department

Zoning Board of Adjustment 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.