



**ENNIS CITY COMMISSION AGENDA  
TUESDAY, JANUARY 20, 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.

**CITY COMMISSION MEETINGS ARE NOW LIVESTREAMED AT:  
[www.ennistx.gov/citycommissionlivestream](http://www.ennistx.gov/citycommissionlivestream)**

**A. CALL TO ORDER**

- Roll Call
- Invocation
- Pledge of Allegiance

**B. PRESENTATIONS**

**B.1. Proclamation**

- Black History Month

**B.2. City of Ennis Employee of the Month**

- Mike Allen, Wastewater Treatment Plant Superintendent

**B.3. City of Ennis Retiree Recognition**

- Juan Devora, Streets Foreman
- Mark Richardson, Planning and Development Director

**B.4. City of Ennis New Employee Recognition**

- Jordan Hamilton, Utilities Maintenance Worker

**B.5. Presentation of City of Ennis Main Street Board 2025 Performance Report**

[Main Street Board 2025 Performance Report](#)

**C. CITIZENS PUBLIC COMMENT PERIOD**

*The City 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 the City Secretary prior to the meeting. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the City 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.*

**D. COMMISSIONER UPDATES**

*Pursuant to Texas Government Code Section 551.0415 the Mayor and Commission may report on the following items: (1) expression of thanks, congratulations or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming City Commission events; (5) information about community events; (6)*

*announcements involving imminent threat to public health and safety.*

E. CONSENT ITEMS

- E.1. Approval of the December 10, 2025 Ennis City Commission Special Meeting Minutes.  
[CC Minutes - Dec 10, 2026 Special Meeting](#)
- E.2. Approval of the December 16, 2025, Ennis City Commission Regular Meeting Minutes.  
[CC Minutes - Dec 16, 2024 Regular Meeting](#)
- E.3. Approval of the December 19, 2025, Ennis City Commission Special Meeting Minutes.  
[CC Minutes - Dec 19, 2025 Special Meeting](#)
- E.4. Approval of the January 6, 2026, Ennis City Commission Special Meeting Minutes.  
[CC Minutes - Jan 6, 2026 Special Meeting](#)
- E.5. Approval of a Resolution authorizing the City Manager to execute a Memorandum of Agreement (MOA) with the Department of State Health Services, North Central Texas Trauma Regional Advisory Council (NCTTRAC), to participate as a Sponsoring Entity in the Texas Emergency Medical Task Force (EMTF) program.  
[Dept. of State Health Services NCTTRAC MOA](#)
- E.6. Consideration of Ratification of the Motion for Rehearing on Stephen Richard Selinger's Application for a new Texas Pollutant Discharge Elimination System Permit No. WQ0016388001.  
[Ratification of Motion for Rehearing](#)

F. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

- F.1. Conduct a Public Hearing regarding an application for a 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.  
[Zoning Change A to R-10 - 4000 Block Beach Rd.](#)
- F.2. Discuss and consider approval of an Ordinance amending the Zoning and Zoning Map of the City of Ennis, Texas 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.  
[Zoning Ordinance A to R-10 - 4000 Block Beach Rd.](#)
- F.3. Conduct a Public Hearing regarding an application for a 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.  
[Zoning Change L-IM to H-IM - 2400 N Preston](#)
- F.4. Discuss and consider approval of an Ordinance amending the Zoning and Zoning Map of the City of Ennis, Texas 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.

[Zoning Ordinance L-IM to H-IM - 2400 N Preston](#)

F.5. Conduct a Public Hearing regarding a request for a Specific Use Permit (SUP) for plastics manufacturing on an approximately 10.976-acre tract of land zoned Heavy Industrial and Manufacturing district (H-IM), 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.

[Specific Use Permit - 2400 N Preston](#)

F.6. Discuss and consider approval of an Ordinance granting a Specific Use Permit (SUP) for plastics manufacturing on an approximately 10.976-acre tract of land zoned Heavy Industrial and Manufacturing district (H-IM), 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.

[SUP Ordinance - 2400 N Preston](#)

F.7. Discuss and consider a Resolution ordering a Joint General Election to be held in the City of Ennis, Texas, on May 2, 2026, for the purpose of electing a Mayor Pro Tem, a City Commissioner Ward 2, and a City Commissioner Ward 4, each for a three-year term.

[May 2, 2026, Ordering General Election](#)

F.8. Discuss and consider an Ordinance approving the transfer of \$115,000 from the Hotel/Motel Tourism Fund to the General Fund and appropriating the transferred funding for Bluebonnet Festival expenses in FY 2026.

[Hotel/Motel Tourism Fund Transfer](#)

F.9. Discuss and consider approval of a Resolution authorizing the City Attorney to initiate legal proceedings, pursuant to Chapter 54 of the Texas Local Government Code, for the abatement of substandard structures located at 110 W. Ennis Avenue and 115 S. Dallas Street.

[Substandard Structure Abatement](#)

F.10. Discuss and consider appointments and reappointments to the Ennis Arts Commission.

[Arts Commission Appointments and Reappointments](#)

F.11. Discuss and consider reappointments to the Ennis Economic Development Corporation Board.

[Economic Development Corporation Board Reappointments](#)

F.12. Discuss and consider appointing a City Commissioner to serve as liaison to the Ennis Airport Advisory Board.

[City Commission Liaison to Airport Advisory Board](#)

G. 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](http://www.ennistx.gov) and said Notice was posted prior to the following date and time: **Tuesday, January 13, 2026 5:00 P.M.** and will remain posted for at least two hours after said meeting was convened.



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ANGIE WADE, TRMC, CMC  
City Secretary

City of Ennis City Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (972) 875-1234 or write to: PO Box 220, Ennis, TX 75120, at least 48 hours in advance of the meeting.

ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Presentation of City of Ennis Main Street Board 2025 Performance Report  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** Community Engagement  
**Staff Contact:** Haley Burnett, Tourism & Main Street Manager

**BACKGROUND INFORMATION:**

Supported by the National Trust for Historic Preservation and, in Texas, the Texas Historical Commission, the Main Street Program is an important initiative that helps communities revitalize their historic downtowns and neighborhood commercial districts.

Since becoming a certified Main Street city in 2015, the City of Ennis has been committed to preserving its unique downtown character while supporting small businesses, strengthening local partnerships, and enhancing quality of life through coordinated planning and activities.

Per the Ennis Main Street Bylaws, the Main Street Manager prepares and presents an annual report of the Program's accomplishments to the City Commission on or before February 1st of each year. The report showcases the City's support to highlight and enhance downtown as a thriving destination for residents, visitors, and entrepreneurs alike.

**FINANCIAL IMPACT:**

n/a

**POLICY IMPLICATIONS:**

Thriving Economy - Expand and grow the City strategically and thoughtfully so business and industry can thrive and Ennis retains its small-town character and identity.

**RECOMMENDATION:**

No action required - for information only.

**ATTACHMENTS:**

[Ennis Main Street Performance Report 2025](#)  
[Downtown Welcome Packet Final](#)  
[Mural Guidelines Final](#)

# Ennis Main Street Performance Report 2025

The Ennis Main Street Board successfully completed the following projects, each aligning with a transformation strategy and incorporating the foundational four points of the Main Street Approach:

## Arts & Entertainment

- Develop relationships with EISD Art teachers to partner and capitalize on existing arts programming within the school district
  - Coordinated "Spring into Art" exhibit final week of March through April, curating a multi-grade showcase for EISD Students (Grades 6–8 and 9–12)
- Developed Mural Guidelines for Downtown Ennis
  - Established local guidelines to encourage public art downtown
- Research the creation of an arts and entertainment district downtown

## Business Activation & Development

- Streamlined downtown development by strengthening ties with the EDC, Planning, and Building Departments
  - OpenGov: An online platform simplifying all permit and license applications
  - Developed the "Ennis Downtown Guide" to facilitate doing business downtown
  - Developed a flowchart outlining the steps for both opening a business and renovating a property in downtown Ennis
- Enhanced Small Business Saturday efforts
  - 10% increase in giveaway participants
  - The Ennis Welcome Center Shop Small Hub saw 287 visitors with 95 registering for door prizes
- Hosted merchant meet up and networking opportunities in an effort to organize a merchants group
  - Steered merchants through the group formation process, providing essential guidance
- Focus on the DowntownTX.org build out to include vacancy rate, incentives, and building histories - IN PROGRESS
- Create a Small Business Training & Development - IN PROGRESS

## Foundation Building

- Actively sought out and recruited diverse candidates for the board representation
- Continuous Training Opportunities through the Texas Historical Commission - Texas Main Street Program and Texas Downtown
- Promote Main Street Through local civic organizations
  - City Commission, Historic Landmark Commission, Ennis Garden Club



ENNIS  
MAIN  
STREET



# HISTORIC DOWNTOWN ENNIS

## WELCOME GUIDE

This guide serves as a starting point for prospective and current business owners, tenants, and residents considering Ennis' Historic Downtown. As a designated Texas Main Street City and a community rich in character, Ennis is committed to preserving its historic charm while encouraging thoughtful economic growth.

**Living & Working in Ennis' Historic  
Downtown District**

**PUBLISHED:** 29 June 2025

[www.ennistx.gov](http://www.ennistx.gov)

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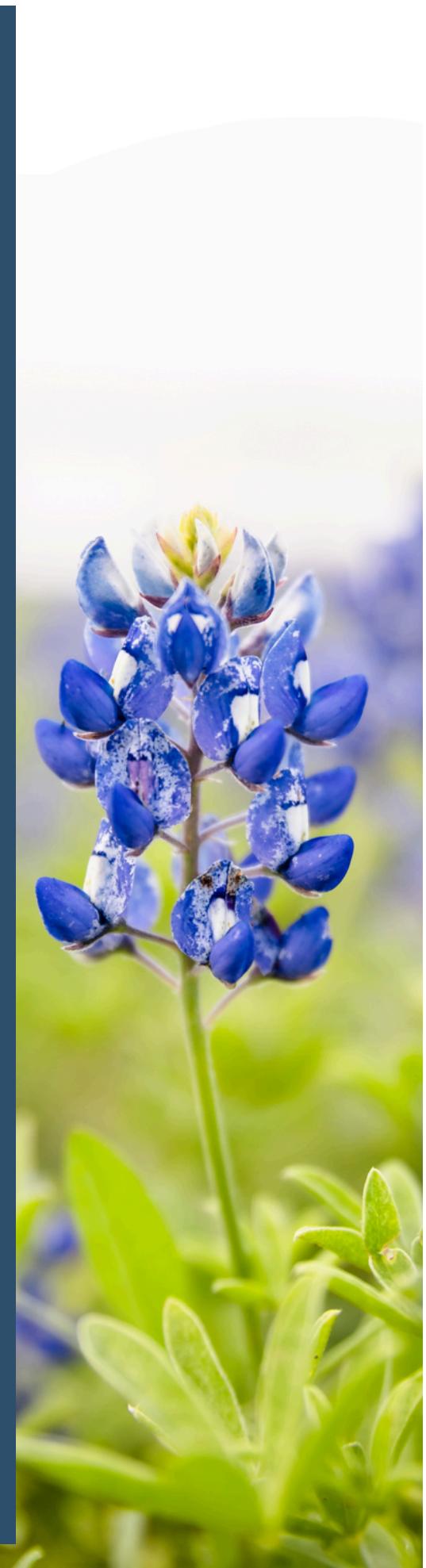
Living Downtown

## **Section 08**

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## SECTION 01

# HISTORY OF ENNIS

Founded in 1872, Ennis, Texas began as a key stop on the Houston & Texas Central Railroad, which was expanding northward to support regional commerce. Named after Cornelius Ennis, a prominent railroad official and former mayor of Houston, the town quickly developed into a hub for trade, transportation, and agriculture. The arrival of the railroad attracted settlers and businesses, laying the foundation for a thriving economy.

Ennis soon became one of the leading cotton shipping centers in Texas, supported by multiple gins, a cotton compress, and warehouses that served the growing demands of the industry. Its strategic rail connections to Dallas, Houston, and Galveston positioned the city as a major distribution point for agricultural goods across the region. This rapid development helped establish Ennis as a place of opportunity, resilience, and long-standing economic importance.



### A LEGACY OF GROWTH

By the early 20th century, Ennis had established itself as a prominent agricultural community, boasting multiple cotton gins and a cotton compress that supported local farmers and fueled the economy. Its strategic location and rail access made Ennis an ideal place for trade and industrial expansion, setting the stage for decades of growth and investment in both infrastructure and culture.



### DOWNTOWN ENNIS: A LIVING LANDMARK

The Historic Downtown District is a testament to the city's resilience and architectural heritage. With over 60 contributing structures listed on the National Register of Historic Places, the district showcases preserved examples of late 19th and early 20th-century commercial buildings. The area's red-brick facades, arched windows, and detailed cornices speak to the craftsmanship of a bygone era.

## SECTION 01

# HISTORY OF ENNIS



## CULTURAL IDENTITY & COMMUNITY SPIRIT

Ennis has long celebrated its rich cultural roots. The city is known statewide for its deep Czech heritage, proudly displayed through festivals, food, and family traditions. The National Polka Festival, held each Memorial Day weekend, is a beloved tradition that draws visitors from across the country. These cultural celebrations, along with the annual Bluebonnet Trails Festival, reflect the city's enduring commitment to hospitality, diversity, and small-town pride.



## PRESERVING THE PAST, EMBRACING THE FUTURE

Historic preservation is a cornerstone of Ennis' identity, reflecting the community's pride in its architectural heritage and small-town charm. The city's Main Street Program and Historic Landmark Commission (HLC) work together to preserve the integrity of the Historic Downtown District while supporting thoughtful revitalization.

Preservation efforts include design guidelines, public input, and the Certificate of Appropriateness process to ensure that changes to building exteriors respect the district's historic character. From original brickwork to vintage signage, these details are carefully maintained to retain the area's visual authenticity.

Ennis also encourages preservation through façade grants, economic incentives, and support for adaptive reuse—transforming historic structures into vibrant businesses, housing, and gathering spaces. This approach allows the city to grow while honoring its past.

By blending tradition with forward-thinking development, Ennis sets a strong example of sustainable growth rooted in community values.

Want a closer look at the history of Downtown Ennis? Check out our NEW audio walking tour! Simply visit <https://www.visitennistexas.com/rails-bales-and-bluebonnet-trails> and start your narrated journey on the numbered path. Enjoy art, culture and historic events, and real-life community stories to help connect you to our bluebonnet spirit.



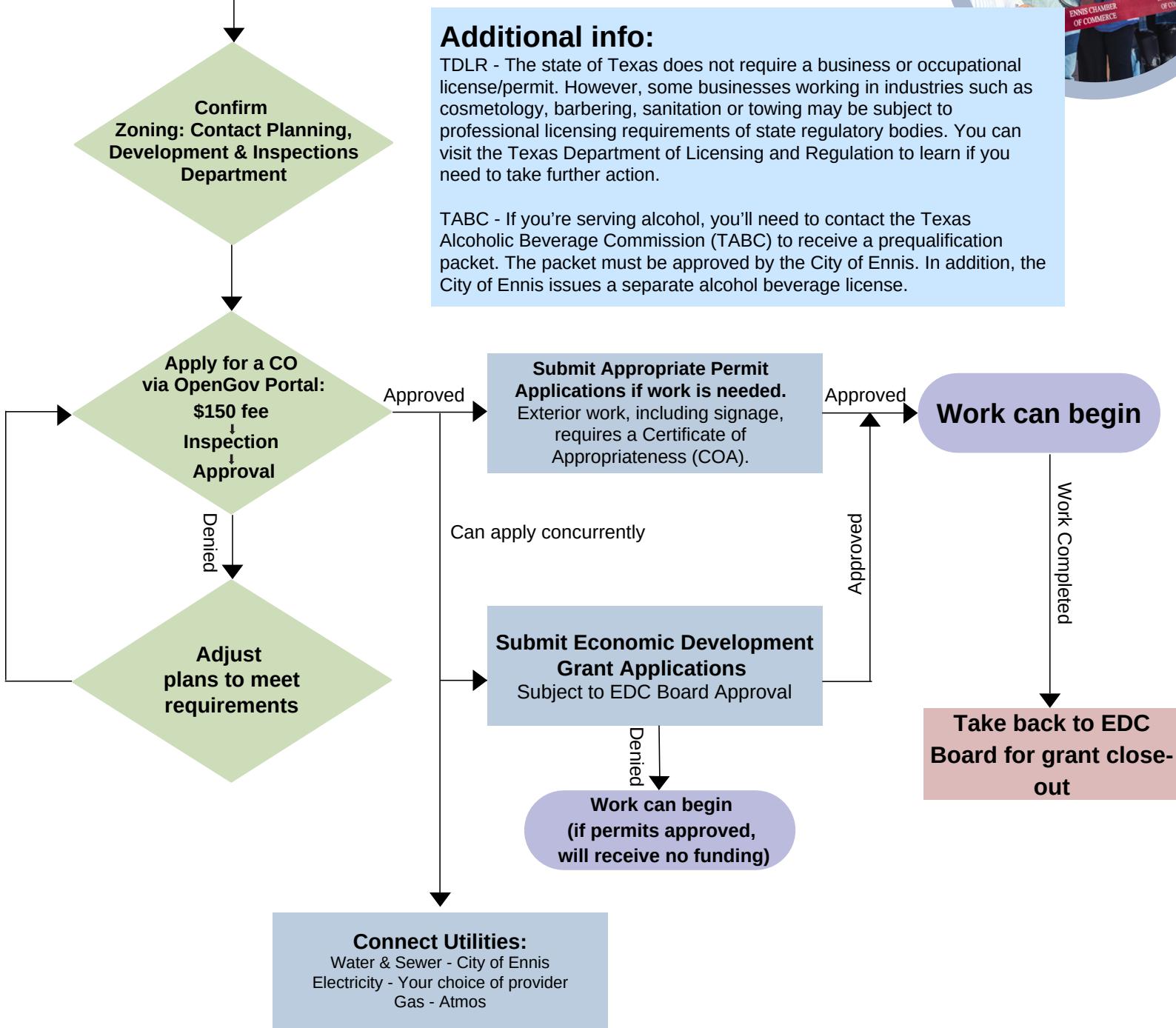
## SECTION 02

# GETTING STARTED

Whether you're opening a storefront or investing in downtown property, this flowchart will help you navigate your next steps in Ennis' Historic Downtown District.



## Opening a business in Ennis



## SECTION 03

# Development Services

### PLANNING, DEVELOPMENT & INSPECTIONS DEPARTMENT

The City of Ennis Planning, Development & Inspections Department plays a critical role in helping property owners, tenants, and business operators navigate local regulations and requirements. Whether you're launching a business, making property improvements, or adapting a space for a new use, Planning and Development is your go-to resource for zoning, compliance, and safety standards.



#### SERVICES INCLUDE:

##### **Zoning & Land Use Guidance**

Ensure your proposed business or residential use is allowed in the Downtown Overlay District.

##### **Building & Construction Permits**

Required for structural work, plumbing, electrical, HVAC, and other improvements to ensure safety and code compliance.

##### **Certificate of Occupancy (CO)**

Required for any new business, tenant, or change in use or ownership. This ensures your space is safe and legally approved for its intended purpose.

##### **Project Consultation**

Staff can assist with planning, timelines, and permit sequencing to streamline your development or renovation project.

##### **Acts as Liaisons for the Historic Landmark Commission (HLC)**

Staff works closely with the HLC to review any exterior modifications proposed within the Historic Downtown District. Staff will help you understand when a Certificate of Appropriateness (COA) is required and guide you through the application and review process.



#### ONLINE PERMITTING:

All permit applications, inspection requests, and CO submissions are processed through the OpenGov portal.  
<https://ennistx.portal.opengov.com>

This platform allows applicants to:

- Submit and track applications
- Upload plans and supporting documents
- Schedule inspections
- Receive updates and approval notifications

#### CONTACT PLANNING, DEVELOPMENT & INSPECTIONS:

**972-875-6442**

**Troy Foreman** Assistant Director  
[tforeman@ennistx.gov](mailto:tforeman@ennistx.gov)

**Erica Stubbs** Senior Planner  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

[https://www.ennistx.gov/departments/Planning\\_Development](https://www.ennistx.gov/departments/Planning_Development)

## SECTION 04

# Historic Landmark Commission

The purpose of the Historic Landmark Commission is to oversee the preservation and protection of historically and architecturally significant buildings and neighborhoods in the City of Ennis, Texas. The Commission meets the third (3rd) Monday of each month, on an as needed basis, at 6PM.

**ALL EXTERIOR MODIFICATIONS  
MUST BE APPROVED BY HLC**

### APPLICATIONS:

Submit Certificate of Appropriateness application by the 1st of the month

Application available on OpenGov:  
<https://ennistx.portal.opengov.com/categories/1071/record-types/6464>

Attend HLC meeting for review

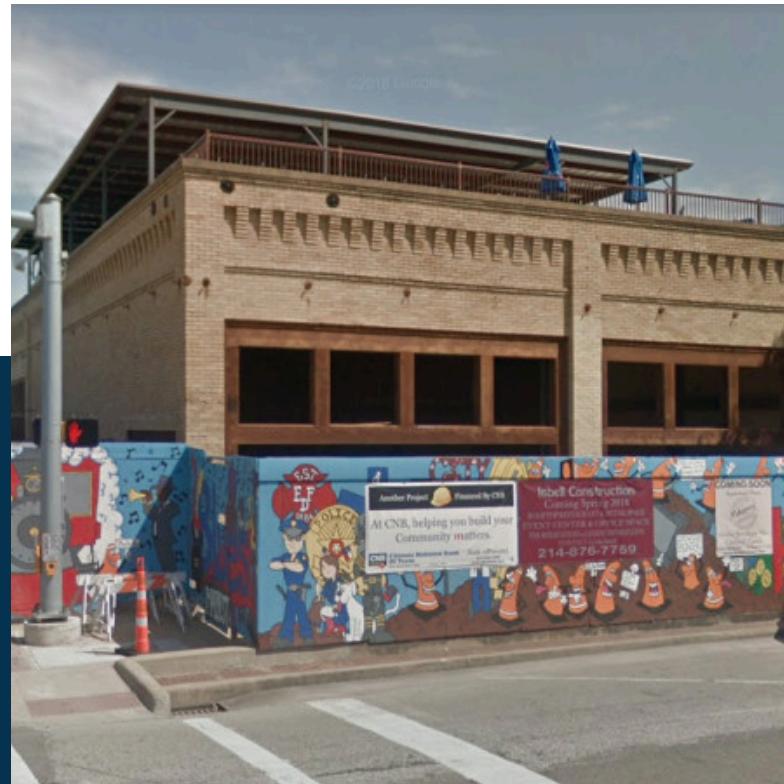
### CONTACT PLANNING, DEVELOPMENT & INSPECTIONS :

**972-875-6442**

**Troy Foreman** Assistant Director  
[tforeman@ennistx.gov](mailto:tforeman@ennistx.gov)

**Erica Stubbs** Senior Planner  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

<https://www.ennistx.gov/departments/PlanningDevelopment>



### COMMON MODIFICATIONS THAT REQUIRE HLC APPROVAL:

Paint Color Changes

Signage and Murals

Facade Alterations

Window and Storefront Replacements

## SECTION 05

## Ennis Main Street Board



# VISION

The historic downtown Ennis will be recognized in the surrounding area as a destination for exciting social, cultural and educational experiences for residents and visitors.

### OUR MISSION:

To improve the business and cultural climate of Ennis while maintaining and preserving its historic structures and cityscape. This will be achieved by organizing corporate and civic leadership to develop solutions to the problems that affect our downtown core and its impact on the region's competitiveness and viability.



### The Main Street Approach

**ECONOMIC VITALITY**

**DESIGN**

**PROMOTION**

**ORGANIZATION**

### CONTACT ENNIS MAIN STREET :

**972-878-4748**

**Haley Burnett** Tourism & Main Street Manager  
[hburnett@ennistx.gov](mailto:hburnett@ennistx.gov)

<https://www.ennistx.gov/EnnisMainStreet>



## SECTION 06

### Economic Development Corporation

The Ennis EDC is actively working to enhance development in five primary areas: Industrial, Downtown, Retail, Residential, and Workforce Development.

The EDC receives revenues in excess of \$1,700,000 annually as a result of the Type B (1/2 cent) city sales tax. The Type B sales tax for economic development is a very popular and effective tool used by the City of Ennis for economic development. The sales tax proceeds may be spent for economic development "projects" including land, buildings, equipment, targeted infrastructure, facilities and improvements to promote new and expanded business development, facilities to promote primary job creation and retention, facilities to promote tourism and for the promotion of manufacturing and industrial facilities



 **24,364**  
Population (2024)

 **76,866**  
Retail Trade Area (RTA) Population

 **\$95,090**  
RTA Population

 **34.09 yrs**  
Median Household Age



### INCENTIVES AVAILABLE FOR DOWNTOWN BUILDINGS:

#### Facade Improvement Grants

Program offers funding assistance to property owners who seek to improve the building facade. Grants are a dollar for dollar match with a \$1,000 minimum and up to \$7,500 maximum match.

\*requires a COA

#### Historic Landmark Tax Exemption

Only specifically designated properties in the Downtown and Residential Historic Districts are eligible. Designated properties can be Residential or Commercial. Property must have an Historic Designation. Exemption applies to 25% or \$25,000 of the properties value as established by the Ellis County Appraisal District. Abated amount x current City of Ennis property tax rate = value of exemption.

Requires Form 50-122 to be submitted to the office of Economic Development no later than March 15th of every year.

#### Historic Preservation Grants

All properties in the National Register Historic District are eligible for the Historic Preservation Grant. Projects must exceed \$15,000. Grants are for 22% of the cost of qualified capital improvements (contingent upon availability of funds)

\*requires a COA

#### Historic Reinvestment Tax Abatement Refunds

Only specifically designated "Commercial" properties in the National Register Historic District are eligible. Eligible work: structural, electrical, plumbing, mechanical and exterior restoration. Cost of eligible repairs and improvements may not be duplicated for any other grant program. Infill buildings are not eligible. Cost of eligible repairs and improvements may not be duplicated for any other grant program.

Refunds the cost of eligible repairs and improvements not to exceed the amount of paid property tax.

### CONTACT ECONOMIC DEVELOPMENT :

**972-878-4748**

**Rhonda Winters** Executive Assistant  
[r winters@ennistx.gov](mailto:r winters@ennistx.gov)

<https://ennistx.com/>

## SECTION 07

# Living Downtown

Ennis' Historic Downtown District offers a uniquely walkable and welcoming neighborhood where residents enjoy the charm of preserved architecture, easy access to local businesses, and a vibrant calendar of events that foster a strong sense of community.

### BENEFITS:

- Walkable access to locally owned shops, dining, coffee houses, and entertainment venues
- Living among beautifully preserved historic architecture with character and style
- A front-row seat to community traditions, parades, and seasonal festivals
- Active civic involvement and opportunities to volunteer and connect with neighbors
- Year-round events and beautification efforts that make downtown a dynamic and lively place to live



### CONTACT COMMUNITY ENGAGEMENT:

**972-875-4748**

**A'Lara Smith** Assistant Director  
[asmith@ennistx.gov](mailto:asmith@ennistx.gov)

**Andrew Alvarado** Tourism and Events Manager  
[aalvarado@ennistx.gov](mailto:aalvarado@ennistx.gov)

<https://www.visitennistexas.com/>  
<https://www.ennistx.gov/NewResidents>

### KNOW BEFORE YOU MOVE:

- Properties within the Historic District may require approval from the Historic Landmark Commission (HLC) for exterior changes such as paint colors, signage, windows, or façade alterations
- Some properties may have shared access points or historic infrastructure—working with an informed realtor or property manager is recommended

### NOTICE OF STREET CLOSURES:

As the heart of local celebration, Downtown Ennis frequently hosts festivals and community events—including the Bluebonnet Trails Festival, National Polka Festival, Autumn Daze, and Lights of Ennis. These events often require temporary street closures that may limit vehicle access and parking on certain blocks.

While these closures help create a lively and pedestrian-friendly experience, downtown residents should be aware that access may be restricted during weekends and holiday events. The City of Ennis provides advance notice through its website, email alerts, utility bill inserts, and Main Street social media. Residents are encouraged to sign up for E-Notices to stay informed about closures and event updates.

Living in the heart of Ennis means being part of the action and enjoying a front-row seat to the life of the city..

**Email [ennisevents@ennis.gov](mailto:ennisevents@ennis.gov) to request eNotices of street closures.**

## SECTION 08

# GET INVOLVED

One of the best ways to stay connected and make a difference in Downtown Ennis is by attending city meetings and getting involved in community events. Public meetings—such as those held by the Main Street Board, Historic Landmark Commission, and Economic Development Corporation—offer insight into decisions that shape downtown's future. You can also support the district by attending or volunteering at signature events like the Bluebonnet Trails Festival, National Polka Festival, and Autumn Daze. Every voice, visit, and volunteer makes an impact.



### CITY BOARD MEETINGS:

#### Main Street Board

1st Wednesday of each month

#### Ennis EDC Board

2nd Tuesday of each month

#### Historic Landmark Commission

3rd Monday of each month

#### TIRZ 1 Board

As needed

#### Ennis Arts Commission

4th Tuesday of each month

#### Ennis City Commission

1st & 3rd Tuesday of each month

Agendas and Meeting Minutes available at:  
<https://ennistx.com/connect/agenda-and-minutes>

<https://ennistx.civicweb.net/Portal/>

List of Board Members at:

<https://ennistx.civicweb.net/Portal/MeetingTypeList.aspx>



### SIGNATURE EVENTS:

#### Bluebonnet Trails Festival

3rd weekend of April

#### Cinco de Mayo

1st Sunday of May

#### National Polka Festival

Memorial Day Weekend

#### Ennis Freedom Fest

Last weekend of June

#### Blues on Main

Dates can vary

#### Ennis Autumn Daze

All October, festival last weekend

#### Lights of Ennis

November through mid-December

### INTERESTED IN VOLUNTEERING? CONTACT:

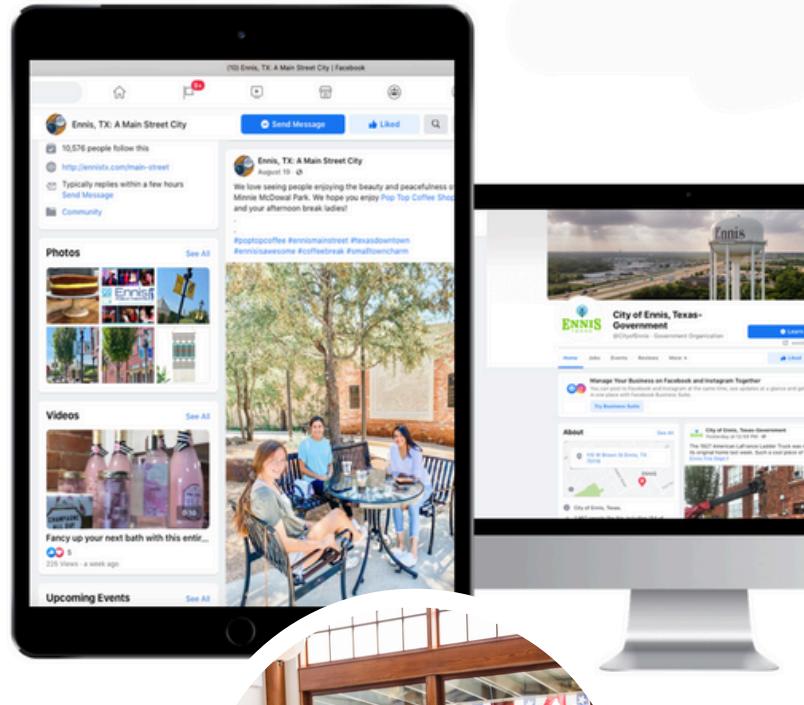
**972-878-4748**

**Andrew Alvarado** Tourism and Events Manager  
[aalvarado@ennistx.gov](mailto:aalvarado@ennistx.gov)

<https://www.visitennistexas.com/>

## SECTION 09

# Connect



*The bluebonnet spirit of Texas*

## IMPORTANT NUMBERS

### **City of Ennis**

972-875-1234

### **Utility Billing**

972-875-1234

### **Municipal Court**

972-875-4457

### **Welcome Center**

972-878-4748

### **Animal Control**

972-875-6444

### **Police (non-emergency)**

972-875-4455

### **Fire (non-emergency)**

972-875-1234 Ext. 2244

## SIGN UP & FOLLOW:

### **Emergency Notifications:**

[Everbridge](#)

### **Social Media:**

[@City of Ennis, Texas Government](#)

[@visitennistexas](#)

[@downtownennistx](#)

### **Newsletters:**

[Downtown Download](#)

[Experience Ennis](#)

### **Websites:**

[ennistx.gov](#)

[visitennistexas.com](#)

# General Mural Guidelines and Best Practices in the Historic Downtown District

## **Purpose**

The City of Ennis supports creative placemaking through murals that enhance the character, identity, and economic vitality of the historic downtown. These guidelines serve to ensure that public art projects reflect the values, history, and aesthetics of Ennis while preserving the architectural integrity of the Historic Downtown Overlay.

## **General Requirements**

Murals located within the Historic Downtown District should adhere to the following:

### **Historic Compatibility**

All proposed murals must respect the historic character of both the building and the surrounding district. Designs should enhance and complement existing architectural features without obscuring, altering, or damaging original historic elements. Any exception to this must be reviewed and approved by the Historic Landmark Commission (HLC).

Murals must comply with the historic preservation standards outlined in the **City of Ennis Unified Development Ordinance (UDO)**, particularly **Article VI: Building and Urban Design Standards, Section 6.7: Historic Overlay No. 2 District Standards (Historic Downtown District Standards)**, **Section 6.7.7 Article 7: Other Regulations, Section 1: Signage**, which governs signage and design in the downtown and adjacent sub-districts.

Additionally, **downtown signage is regulated by both the Ennis Municipal Code and the Unified Development Ordinance (UDO)**. Section **14.32 of the Ennis Code of Ordinances** requires that all signage in the downtown area be in compliance with **Chapter 14 (Sign Ordinance)** of the Municipal Code, as well as all applicable provisions of the UDO.

For more details, please refer to the City's adopted codes and ordinances:

[City of Ennis Unified Development Ordinance](#)

[Ennis Municipal Code - Sign Ordinance](#)

## Content Standards

Murals should be appropriate for public viewing. Artwork may not include:

- Political endorsements
- Profanity or vulgar imagery (drugs, alcohol, etc.)
- Advertisements for specific products or services
- Copyrighted content without explicit permission

## Maintenance and Durability

Murals must be created using weather-resistant and UV-stable materials. Artists and property owners are expected to maintain the mural in good condition and repair any damage or fading.

## Approval Process

### 1. Pre-Application Consultation

Property owners and artists are encouraged to meet with the Ennis Main Street staff and Planning staff early in the process to discuss feasibility and location suitability.

### 2. Submit Mural Application in OpenGov

Approval for a mural in the downtown district is a two step approval process. First, a site plan must be approved by Planning and Zoning Commission. Followed by a Certificate of Appropriateness granted by Historic Landmark Commission. This will require only one application in the OpenGov portal. Planning staff will review the application for completeness and schedule meeting dates at which the request will be considered by Planning and Zoning Commission and Historic Landmark Commission.

- **Site Plan**

A Site Plan is required for any signage and will need to be approved by the Planning and Zoning Commission (P&Z).

- **Certificate of Appropriateness (COA)**

A COA is required for any mural on a building within the Historic Overlay District and requires approval from the Historic Landmark Commission. This application shall include:

- Final design rendering
  - Assistance available through Texas Historical Commission, email [hburnett@ennistx.gov](mailto:hburnett@ennistx.gov)
- Artist information and qualifications
- Materials list
- Proposed timeline
- Property owner consent

### **3. Submit Sign Permit**

Following P&Z and HLC approval, a sign permit is required through the Planning, Development & Inspections Department. Applications are available online through the OpenGov portal.

### **Artist & Design Criteria**

- Artists must demonstrate prior experience with exterior murals or large-scale public art.
- Preference may be given to artists with ties to the Ennis community or experience in heritage-based storytelling.
- Designs that reflect Ennis' history, culture, and community identity are strongly encouraged.

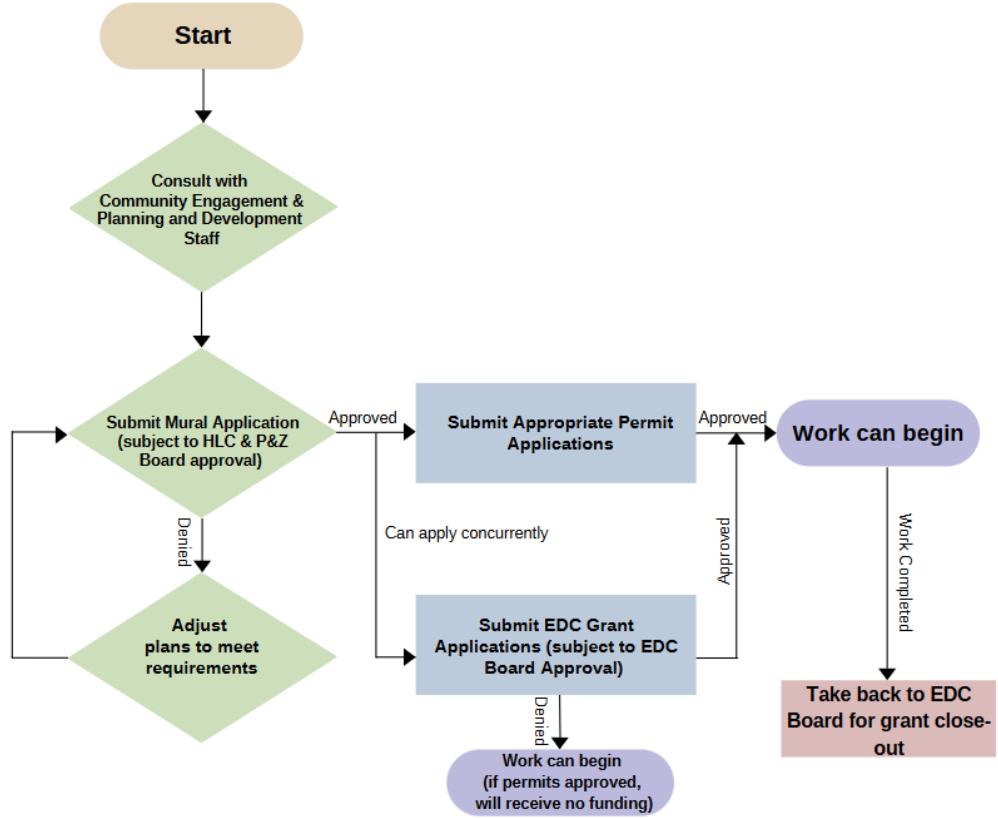
### **Installation Guidelines**

- Walls must be properly cleaned, primed, and sealed before and after installation.
- Murals may not be painted directly on unpainted masonry or historic brick unless previously approved.
- Installation must not obstruct architectural features, signage, or mechanical systems.

### **Funding & Incentives**

Mural projects may be eligible for funding through the Ennis Economic Development Façade Grant Program, subject to issuance of a COA from the Historic Landmark Commission and approval of the Ennis Economic Development Corporation. Interested applicants should consult with City staff prior to beginning any work. Applications for the Ennis Economic Development Grant Program can be found at <https://ennistx.com/site-selectors/incentives>.

## Process Flowchart:



## Examples of Murals:



ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Approval of the December 10, 2025, Ennis City Commission Special Meeting Minutes.  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** City Secretary  
**Staff Contact:** Angie Wade, City Secretary

**BACKGROUND INFORMATION:**

Minutes for the December 10, 2025 Special Meeting are submitted for Commission's review and approval.

Per the City Commission Rules and Procedures, Section D.5(d), any questions regarding the minutes should be directed to the City Secretary prior to the Commission meeting.

**ATTACHMENTS:**

[CC SPECIAL MEETING MINUTES 12.10.25](#)

**ENNIS CITY COMMISSION SPECIAL MEETING MINUTES**  
**WEDNESDAY, DECEMBER 10, 2025**

**A. CALL TO ORDER**

Mayor Raburn called a Special Meeting of the Ennis City Commission to order Wednesday, December 10, 2025, at 4:00 P.M., in the Ennis City Hall Commission Chambers, 107 N Sherman, Ennis, Texas 75119.

City Secretary Angie Wade called roll and verified a quorum was present:

Mayor Raburn	present	Commissioner Hejny	present
Mayor Pro Tem Isbell	present	Commissioner Watson	present
Commissioner Falkenbach	absent	Commissioner Pierce	present
Commissioner Jones	present		

Invocation was provided by Commissioner Shirley Watson.

Pledge of Allegiance was led by Mayor Raburn.

**B. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION**

**B.1. Discuss and consider authorizing the Mayor to execute an Affidavit of Endorsement, and any documents in connection therewith, requesting participation in the Event Trust Program in support of The 2026 Funny Car Chaos Classic event at the Texas Motorplex in Ennis, TX from April 9 – 11, 2026.**

Mayor Raburn read the item. Commissioner Pierce made a motion, seconded by Commissioner Watson, to approve the item as stated.

A vote was cast, 6 in favor, 0 against. Motion passed.

**C. ADJOURNMENT**

With no other business before the Commission, Mayor Raburn declared the meeting adjourned at 4:12 P.M.

ATTEST:

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CITY SECRETARY

APPROVED:

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MAYOR

ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Approval of the December 16, 2025, Ennis City Commission Regular Meeting Minutes.  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** City Secretary  
**Staff Contact:** Angie Wade, City Secretary

**BACKGROUND INFORMATION:**

Minutes for the December 16, 2025 Regular Meeting are submitted for Commission's review and approval.

Per the City Commission Rules and Procedures, Section D.5(d), any questions regarding the minutes should be directed to the City Secretary prior to the Commission meeting.

**ATTACHMENTS:**

[CC REG MINUTES 12.16.25](#)

**ENNIS CITY COMMISSION REGULAR MEETING MINUTES**  
**TUESDAY, DECEMBER 16, 2025**

**A. CALL TO ORDER**

Mayor Raburn called a Regular Meeting of the Ennis City Commission to order Tuesday, December 16, 2025, at 6:00 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman, Ennis, Texas 75119.

City Secretary Angie Wade called roll and verified a quorum:

Mayor Raburn	present	Commissioner Hejny	absent
Mayor Pro Tem Isbell	present	Commissioner Watson	present
Commissioner Falkenbach	present	Commissioner Pierce	present
Commissioner Jones	present		

The Invocation was given by Minister Scott Brazell.

The Pledge of Allegiance was led by Mayor Raburn.

**B. PRESENTATIONS**

B.1. Mayor Raburn announced that Amber Jones, the Administrative Assistant for Planning and Zoning, has been chosen as the City of Ennis Employee of the Month for December.

**C. CITIZEN PUBLIC COMMENT PERIOD**

No one spoke

**D. COMMISSIONER UPDATES**

Mayor Pro Tem Isbell stated that her and Commissioner Jones had walked the south side of downtown with the City Manager and Economic Development Director speaking to local businesses. A workshop will be held on January 6, 2026, to identify needs in Downtown Ennis.

Commissioner Jones stated that the Ennis Negro Chamber of Commerce will be holding a workshop and membership drive at the Holiday Inn Express on December 20, 2025.

Mayor Raburn thanked Mayor Pro Tem Isbell for working with the Economic Development Director and assisting in the coordination of the Downtown workshop.

**E. CONSENT ITEMS**

**E.1. Approval of the November 18, 2025, Ennis City Commission Regular Meeting Minutes.**

**E.2. Approval of the December 2, 2025, Ennis City Commission Regular Meeting Minutes.**

**E.3. Approval of a Resolution renewing a lease agreement between the City of Ennis, Texas and Todd S. Routh and Kris Knap for the use and occupancy of a public parking lot at 305 W. Ennis Avenue, Ennis, Texas, and authorize the City Manager to execute all necessary documents.**

**E.4. Approval of a Resolution of the City of Ennis, Texas City Commission to participate in the Greater Dallas-Fort Worth Regional Law Enforcement Mutual Aid Task Force, approving an Interlocal Agreement with other area law enforcement agencies for the purpose of providing and receiving law enforcement assistance; approving an InterJurisdictional Pursuit Policy Agreement; and authorizing the Mayor to execute all documents in connection therewith.**

**E.5. Approval of a Resolution authorizing the Mayor to execute documents necessary to further engage AT&T Hosted E 9-1-1 Service and approve the expenditures listed in the Pricing Schedule to include non-recurring charges of five-hundred and forty-six thousand, eight hundred fifteen dollars and sixty-eight cents (\$546,815.68) and monthly recurring charges of five thousand, five hundred and sixteen dollars and zero cents (\$5,516.00) for NextGen 911 infrastructure, services and support, and pursuant to the NextGen 911 Grant funding from the State of Texas Commission on State Emergency Communication Proposition 8 Next Generation 911 Service Fund Award for one hundred, twenty thousand, six hundred-eighty three dollars and seventy one cents (\$120,683.71) and Texas 9-1-1 Entity Subrecipient Subaward, Next Generation 911 Service Fund Award not to exceed eight hundred thirty-nine thousand, twenty seven dollars and twenty seven cents (\$839,027.27) as accepted under City of Ennis Resolution No. 24-1106-12 and No. 24-1106-13 respectively, and each passed and approved November 6, 2024.**

Mayor Raburn stated that he had not received any requests to remove items from the consent agenda for individual consideration. Commissioner Jones made a motion, seconded by Commissioner Falkenbach, to approve the consent agenda.

A vote was cast, 6 in favor, 0 against. Motion passed.

## **F. PUBLIC HEARING**

**F.1. Conduct a Public Hearing and discuss and consider approval of an Ordinance amending the Zoning and Zoning Map of the City of Ennis, Texas from Light Industrial and Manufacturing (L-IM) to Corridor Commercial (CC) for an approximately 14.947 acre lot, tract or parcel of land approximately located at the southwest corner of Interstate 45 and North Kaufman Street in the City of Ennis, Ellis County, Texas, Ellis CAD ID 249501.**

Mayor Raburn read the item. Assistant Building Official Troy Foreman reviewed the request with the City Commission. Mayor Raburn opened a public hearing at 6:11 P.M. No one spoke and the public hearing was closed at 6:12 P.M.

Commissioner Watson made a motion, seconded by Commissioner Pierce, to approve the item as presented.

A vote was cast, 6 in favor, 0 against. Motion passed.

## **G. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION**

**G.1. Discuss and consider approval of revised City of Ennis City Commission Rules and Procedures.**

Mayor Raburn read the item. City Manager Andrea Weckmueller-Behringer addressed the Commission regarding the proposed updates, stating that the City's decision to change the City Commission's meeting to one meeting per month, held on the third Tuesday of the month, should be reflected in the City Commission Rules and Procedures. Commissioner Falkenbach made a motion, seconded by Commissioner Watson, to amend the City Commission Rules and Procedures as presented.

A vote was cast, 6 in favor, 0 against. Motion passed.

**G.2. Discuss and consider a Resolution approving a Lease Agreement between the City of Ennis and the Ennis Economic Development Corporation (EEDC) for the City's occupancy and use of designated portions of the Ennis Welcome Center located at 201 N.W. Main Street, and authorize the City Manager to execute all necessary documents.**

Mayor Raburn read the item. City Manager Weckmueller-Behringer provided information regarding the City of Ennis' financial contributions to the renovation of the Ennis Welcome Center

and stated that the agreement will formalize the relationship between the City and the EDC. Mayor Pro Tem Isbell made a motion, seconded by Commissioner Falkenbach, to approve the item as stated.

A vote was cast, 6 in favor, 0 against. Motion passed.

Mayor Raburn requested to re-open the item to direct staff to amend the Resolution to state "authorizing the Mayor to execute all necessary documents". Mayor Raburn made the motion, seconded by Mayor Pro Tem Isbell, to amend the Resolution as stated.

A vote was cast, 6 in favor, 0 against. Motion passed.

**G.3. Discuss and consider a Resolution approving an Interlocal Agreement with Trinity River Authority on a County-Wide Water Resource Study in an amount not to exceed Twenty Five Thousand Dollars and Zero Cents (\$25,000.00), and authorizing the Mayor or designee to execute any documents in connection therewith.**

Mayor Raburn read the item. Public Works Director Doug Taylor addressed the Commission stating that the Trinity River Authority has proposed the resource study to address future water supply issues. Commissioner Watson made a motion, seconded by Commissioner Falkenbach, to approve the item as stated.

A vote was cast, 6 in favor, 0 against. Motion passed.

**H. EXECUTIVE SESSION**

*[Mayor Raburn read the Executive Session items and recessed the meeting into Closed Session at 6:41 P.M.]*

**H.1. Section 551.071(1) and (2) - Seek the advice of the Attorney regarding pending or contemplated litigation or a settlement offer and to consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings:**

- City of Ennis vs. District Partners Ltd., and the real property located at 112 W. Brown Street (a/k/a 114 W. Brown Street, 116 W. Brown Street, 118 W. Brown Street, and 110 S. Dallas Street, Ennis, Texas 75119 (in rem), Cause No. 116742, pending in the 40th Judicial District Court, Ellis County
  - Oncor Settlement Update
  - SPI Contract Default
  - City of Ennis v. Ennis Main Street 501(c)(3) a/k/a Destination Ennis, Inc., Cause No. 116835, pending in the 40th Judicial District Court, Ellis County

*[Mayor Raburn reconvened the meeting into Open Session at 9:02 P.M.]*

**I. ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION**

Mayor Pro Tem Isbell made a motion, seconded by Commissioner Falkenbach, to authorize the City Manager to terminate the 2023 and 2024 contracts with Schaumburg and Polk, Inc. for the Water Treatment Plant Construction Design.

A vote was cast, 6 in favor, 0 against. Motion passed.

**J. ADJOURNMENT**

With no other business before the Commission, Mayor Raburn declared the meeting adjourned at 9:04 P.M.

ATTEST:

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CITY SECRETARY

APPROVED:

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MAYOR

DRAFT

ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Approval of the December 19, 2025, Ennis City Commission Special Meeting Minutes.  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** City Secretary  
**Staff Contact:** Angie Wade, City Secretary

**BACKGROUND INFORMATION:**

Minutes for the December 19, 2025, Special Meeting are submitted for the Commission's review and approval.

Per the City Commission Rules and Procedures, Section D.5(d), any questions regarding the minutes should be directed to the City Secretary prior to the Commission meeting.

**ATTACHMENTS:**

[CC Special Meeting Minutes - 12-19-2025](#)

**ENNIS CITY COMMISSION SPECIAL MEETING MINUTES**  
**FRIDAY, DECEMBER 19, 2025**

**A. CALL TO ORDER**

Mayor Pro Tem Isbell announced that the meeting scheduled for 5:00 P.M. would be called to order at 5:30 P.M. due to delays.

Mayor Raburn called a Special Meeting of the Ennis City Commission to order on Friday, December 19, 2025, at 5:30 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman St., Ennis, Texas 75119.

Deputy City Secretary Bethany Prewitt called roll and verified a quorum:

Mayor Raburn	present	Commissioner Hejny	present
Mayor Pro Tem Isbell	present	Commissioner Watson	present
Commissioner Falkenbach	present	Commissioner Pierce	present
Commissioner Jones	absent		

The invocation was given by Commissioner Watson.

The Pledge of Allegiance was led by Mayor Raburn.

**B. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION**

**B.1. Discuss and consider approval of a Resolution of the City Commission of the City of Ennis, Texas, ratifying and consolidating professional design services agreements with Garrison/Jones Landscape Architects for the Tim Gauna Park project; acknowledging prior execution of Additional Service #01; authorizing the Mayor to execute a consolidated and restated professional services agreement; and providing for an effective date.**

Assistant City Manager Daniel Ortiz addressed the Commission and provided background information on the original agreement with Garrison/Jones, approved in June 2023, for the Tim Gauna Park project. The professional services proposal was for park design services from concept through construction support. In February 2024, Additional Service #01 was executed as an additional services proposal expanding the original scope to include project budget realignment and added coordination, aquatic engineering for splash pad design, and art consultant services for a conceptual globe sculpture. This Resolution is needed to cure a procedural gap in the legislative record, consolidate all prior services into one standard agreement, align documentation with governance and procurement best practices, and does not change work performed or add new scope beyond what is documented. Commissioner Pierce made a motion, seconded by Commissioner Hejny, to approve the item as presented.

A vote was cast, 6 in favor, 0 against. Motion passed.

**B.2. Discuss and consider a Resolution approving a bid award to S-Co Incorporated for the Paris Street Waterline Relocation project and authorizing the Mayor to execute a contract in an amount not to exceed Three Hundred Thirty-Six Thousand Eight Hundred Seventeen Dollars and Zero Cents (\$336,817.00), and authorizing the City Manager or designee to**

**execute any documents in connection therewith.**

Public Works Director Doug Taylor addressed the Commission, stating that S-Co Incorporated submitted the lowest bid for the Paris Street Waterline Relocation project. The project will include grouting approximately 100 LF of existing waterline in place with flowable fill; removal of existing valves, fire hydrants, and water appurtenances; installation of approximately 490 LF of 8-inch C-900 DR18 PVC water main; connection of new line to existing water system; and required pavement restoration. Commissioner Falkenbach made a motion, seconded by Commissioner Hejny, to approve the bid award to S-Co Incorporated for the Paris Street Waterline Relocation project, authorizing the Mayor to execute a contract, and authorizing the City Manager or designee to execute any documents in connection therewith.

A vote was cast, 6 in favor, 0 against. Motion passed.

**C. ADJOURNMENT**

With no other business before the Commission, Mayor Raburn declared the meeting adjourned at 6:01 P.M.

ATTEST:

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CITY SECRETARY

APPROVED:

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MAYOR

ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Approval of the January 6, 2026, Ennis City Commission Special Meeting Minutes.  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** City Secretary  
**Staff Contact:** Angie Wade, City Secretary

**BACKGROUND INFORMATION:**

Minutes for the January 6, 2026, Special Meeting are submitted for the Commission's review and approval.

Per the City Commission Rules and Procedures, Section D.5(d), any questions regarding the minutes should be directed to the City Secretary prior to the Commission meeting.

**ATTACHMENTS:**

[CC SPECIAL MEETING MINUTES 01.06.26](#)

**ENNIS CITY COMMISSION SPECIAL MEETING MINUTES**  
**TUESDAY, JANUARY 6, 2026**

**A. CALL TO ORDER**

Commissioner Hejny called a Special Meeting of the Ennis City Commission to order Tuesday, January 6, 2026, at 6:00 P.M., in the Ennis City Hall Commission Chambers, 107 N Sherman, Ennis, Texas 75119.

Commissioner Pierce made a motion, seconded by Commissioner Jones, to select Commissioner Hejny to chair the City Commission meeting due to the absence of the Mayor and the Mayor Pro Tem.

A vote was cast, 4 in favor, 0 against. Motion passed.

City Secretary Angie Wade called roll and verified a quorum was present:

Mayor Raburn	absent	Commissioner Hejny	present
Mayor Pro Tem Isbell	absent	Commissioner Watson	present
Commissioner Falkenbach	absent	Commissioner Pierce	present
Commissioner Jones	present		

Invocation was provided by Trevor Wilhoite.

Pledge of Allegiance was led by Commissioner Hejny.

**B. PRESENTATIONS**

**B.1. Workshop to Discuss City-hosted Community Events**

- **Overview of Events Hosted by the City**
- **Financial Summary for City-hosted Events**
- **Exploration of Modified Funding Model**
- **Preservation of Community Traditions**
- **Alignment on Expectations for City-hosted Events**

Community Engagement Director Ashley Colunga presented an overview of events hosted by the City to include Bluebonnet Trails, Bluebonnet Market/Mornings at Minnie, Bluebonnet Trails Festival, Freedom Fest, Hay Maze and Pumpkin Patch, Autumn Daze, Holiday Festivities, Lights of Ennis and block party. Ms. Colunga stated that the Bluebonnet Trails month-long celebration pulled 51k attendants last year with 11.5% of those coming from over 50 miles away; Bluebonnet Trails Festival had 48k in attendance with 16.3% from over 50 miles. The festival is eligible for use of Hotel Occupancy Tax funds as it is the largest tourism event to bring in guests from over 50 + miles away. Cost and revenue for each event in 2025 were reviewed as well as a proposed plan for reducing future costs. Discussion included the use of HOT funds and the City partnering with sponsors and outside organizations.

**C. EXECUTIVE SESSION**

*[Commissioner Hejny recessed the Commission into Closed Executive Session at 6:33 P.M.]*

**C.1. Section 551.071(1) and (2) - Consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of**

**Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act and seek the advice of the Attorney regarding pending or contemplated litigation or a settlement offer:**

- *Downtown Rooftop Lights Project*

*[Commissioner Hejny reconvened the Commission into Open Session at 7:06 P.M.]*

**D. ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION**

Commissioner Jones made a motion, seconded by Commissioner Pierce, to approve the extension of a tolling agreement with Epicenter Productions, LLC for the rooftop lights installation project and authorize the Mayor or Mayor Pro Tem to execute the same.

A vote was cast, 4 in favor, 0 against. Motion passed.

With no other business before the Commission, Commissioner Hejny declared the meeting adjourned at 7:07 P.M.

ATTEST:

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CITY SECRETARY

APPROVED:

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MAYOR

DRAFT

ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Approval of a Resolution authorizing the City Manager to execute a Memorandum of Agreement (MOA) with the Department of State Health Services, North Central Texas Trauma Regional Advisory Council (NCTTRAC), to participate as a Sponsoring Entity in the Texas Emergency Medical Task Force (EMTF) program.  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** Fire  
**Staff Contact:** Bill Evans, Fire Chief

**BACKGROUND INFORMATION:**

The Texas Emergency Medical Task Force (TX EMTF) is the response system developed by Regional Advisory Councils, the Department of State Health Services (DSHS) and local EMS and Hospital stakeholders to fulfill the need for short notice, emergency health care during a disaster or significant incident. The program was developed in 2009, focusing on lessons learned from prior catastrophic events. The EMTF is comprised of eight regional teams and a statewide coordinating entity, capable of activating prepositioned resources on a state mission at the request of the DSHS or the Texas Division of Emergency Management (TDEM) to support impacted jurisdictions with emergency medical infrastructure support.

The regional teams leverage existing relationships with EMS Providers, Fire Departments, Hospitals and Healthcare entities to provide personnel and essential resources available to respond throughout the State when needed. The EMTF Program consists of multiple components: Air Medical Strike Teams (AMST), Ambulance Buses (AMBUS), Ambulance Staging Management (ASM) personnel, Ambulance Strike Teams (AST), Infectious Disease Response Teams (IDRU), Medical Incident Support Teams (MIST), Mobile Medical Units (MMU), Registered Nurse Strike Teams (RNST), and Texas Mass Fatality Operational Response Teams (TMORT).

City of Ennis participation allows local emergency medical resources to be deployed during regional or statewide emergencies when requested, while maintaining local control, liability protections, and reimbursement mechanisms as provided by state law. The proposed Memorandum of Agreement does not replace existing mutual aid agreements and preserves the City's discretion, allowing the Fire Chief to accept or decline deployment requests.

**FINANCIAL IMPACT:**

There is no direct fiscal impact associated with approval of this Resolution. Costs incurred during qualifying deployments are eligible for reimbursement through state mission assignment processes as outlined in the MOA.

**POLICY IMPLICATIONS:**

E.5.

Safe and Healthy Community - Provide the resources needed to help ensure public safety and wellbeing for people in Ennis.

**RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

[RESOLUTION NO.-NCTTRAC Memorandum of Agreement - Pdf](#)



**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF AGREEMENT WITH THE DEPARTMENT OF STATE HEALTH SERVICES (DSHS), NORTH CENTRAL TEXAS TRAUMA REGIONAL ADVISORY COUNCIL (NCTTRAC) FOR PARTICIPATION AS A SPONSORING ENTITY IN THE TEXAS EMERGENCY MEDICAL TASK FORCE (EMTF); AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Ennis provides emergency medical services and public safety services to its residents and recognizes the importance of regional and statewide coordination during disasters and emergency events; and

**WHEREAS**, the Texas Emergency Medical Task Force (EMTF) is a statewide system organized through the Texas Department of State Health Services and regional trauma advisory councils to support coordinated medical response efforts; and

**WHEREAS**, the North Central Texas Trauma Regional Advisory Council (NCTTRAC) serves as the Lead Regional Advisory Council for this region and administers participation in the EMTF program; and

**WHEREAS**, the Memorandum of Agreement allows the City of Ennis to participate as a Sponsoring Entity in the EMTF while retaining the right for the Fire Chief to accept or decline deployment requests and without superseding existing mutual aid agreements.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TX:**

**SECTION 1:** The City Manager is hereby authorized to execute a Memorandum of Agreement with the North Central Texas Trauma Regional Advisory Council for participation in the Texas Emergency Medical Task Force.

**SECTION 2:** The City Manager, or designee, is authorized to take all actions necessary to implement the intent of this Resolution in accordance with applicable law and the terms of the Agreement.

**SECTION 3:** This Resolution shall become effective from and after its date of adoption.

**PASSED AND APPROVED** by the City Commission of the City of Ennis, Texas on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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KAMERON RABURN, Mayor

ATTEST:

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ANGIE WADE, City Secretary



**MEMORANDUM OF AGREEMENT**  
 between  
**LEAD REGIONAL ADVISORY COUNCIL**  
 and  
**SPONSORING ENTITY**  
 for  
**EMERGENCY MEDICAL TASK FORCE**

**1. PARTIES**

The Parties to this Memorandum of Agreement (“Agreement”) are a Department of State Health Services designated Lead Regional Advisory Council (“Lead RAC”) **North Central Texas Trauma Regional Advisory Council**, properly authorized to do business in the State of Texas, and ~~the City of Ennis, Texas, through its Fire Department~~, as a Sponsoring Entity, hereafter referred to as “Sponsoring Entity” that wishes to participate as a member of the Emergency Medical Task Force (“EMTF”).

Entities eligible to participate in the Emergency Medical Task Force Program include:

- a. Pre-hospital Emergency Medical Services Providers**
  - i) Must be a DSHS Licensed Emergency Medical Services Provider or First Responder Organization (FRO).
  - ii) Must meet Texas Department of State Health Services (DSHS) requirements for minimum, lawful staffing per applicable DSHS licensure.
  - iii) Must have at least twelve (12) months of experience providing emergency medical services in the State of Texas.
  - iv) Must maintain a business office within the boundaries of the State of Texas.
  - v) Must adhere and abide by all federal, state and local laws and rules and must adhere and abide by the Texas Health & Safety Code, Chapter 773, Emergency Medical Services and the Texas Administrative Code, Title 25: Health Services, Chapter 157: Emergency Medical Care during the time of its deployment to provide mutual aid in a pending or actual disaster.
- b. Healthcare Facility Clinical Personnel**
  - i) Must operate a Department of State Health Services licensed General Hospital.
  - ii) Must maintain a business office within the boundaries of the State of Texas.
  - iii) Must adhere and abide by all federal, state and local laws and must adhere and abide by the Texas Health & Safety Code, Chapter 241, Hospitals and the Texas Administrative Code, Title 25: Health Services, Chapter 133: Hospital Licensing.
- c. Physician and Professional Clinical Groups**
  - i) Must be a business doing business in the State of Texas, providing board certified Emergency Medicine Physicians, Physician Assistants and Nurse Practitioners.
  - ii) Must maintain a business office within the boundaries of the State of Texas.

## 2. EXECUTIVE SUMMARY

The Texas Emergency Medical Task Force is comprised of eight regional teams, strategically located throughout the State of Texas, aligned with the DSHS Public Health Regions. These regional teams leverage existing relationships with EMS Providers, Fire Departments, Hospitals and Healthcare Organizations to provide personnel and essential resources available to respond within its specific region or throughout the State when needed. In general, regional deployments are shorter than 12 hours in duration and are initiated at the request of a local partner or jurisdiction. This type of activation constitutes regional mutual aid; therefore reimbursement may not be available. Activations originating at the state level will include a mechanism for reimbursement through a State Mission Assignment (“SMA”). Additionally, an incident that exceeds twelve (12) hours in duration will include a mechanism for reimbursement per Chapter 418 of the Texas Government code. It is important to note that an incident which warrants a State Mission Assignments can occur anywhere within the State of Texas and that Parties to this memorandum may be activated on a regional mutual aid request and transitioned to a State Mission Assignment when the incident exceeds the State threshold based on complexity, duration or cost. Additionally, the Emergency Medical Task Force may be activated by the State of Texas to respond outside the State, if requested by other States or through the Federal Emergency Management Agency, the Federal Health and Human Service Department or another duly authorized federal agency.

The Emergency Medical Task Force Program consists of seven components: Task Force Leadership, Ambulance Strike Teams, Ambulance Buses, Mobile Medical Units, Registered Nurse Strike Teams, Medical Incident Support Teams and Ambulance Staging Management Teams. These components provide maximum flexibility for the activation, deployment and utilization of specialized teams and resources needed for unique situations and missions resulting from tragedies, such as hurricanes, tornadoes, earthquakes, wildfire, flooding, terrorism and any other natural or manmade disaster.

The Emergency Medical Task Force relies on active participation from partners and stakeholders within each region and across the State of Texas to provide this valuable response capability to the citizens of Texas.

## 3. PREEMPTION

- a.** This Agreement is not intended to replace any mutual aid agreement or compact that a Sponsoring Entity legally has in place in its community.
- b.** Any business or contractual relationship that exists outside the scope of this Agreement between the Lead RAC and the Sponsoring Entity shall remain in full effect, and where provisions are applicable to multiple agreements, the Parties agree to comply with the higher standard.

- c. Parties agree that the Sponsoring Entity has the right to accept or decline an activation request during the process.
- d. The Lead RAC has final authority to assign Resources to positions within the team for a specific activation.

#### 4. LIABILITY

- a. Sponsoring Entity shall have no right, and does by this Agreement waive its right, to file a claim(s) against DSHS, the State of Texas, and the Lead RAC for any personal or property injuries, damages or requests for State subrogation for any tort that they may incur during activation or arising therefrom, or any other claims filed against them as a result of their activities during activation. DSHS, the State of Texas, and the Lead RAC do not waive any immunity from suit or liability that they may have under state/federal laws and the Texas constitution notwithstanding the above. To the extent that Resource is a local governmental entity, unit of State government, or a Texas political subdivision, the waivers provided herein are further subject to state law and the Texas constitution which may make them unenforceable in whole or in part.
- b. Sponsoring Entity shall assume responsibility for liability claims, malpractice claims, disability claims, workers' compensation claims, attorneys' fees, and other incurred costs to the extent required by Texas law for its personnel and equipment.
- c. The Sponsoring Entity shall continue to assume legal and financial responsibility of the personnel and equipment for the duration of activation or deployment.

#### 5. RESOURCE CREDENTIALING

- a. Sponsoring Entity shall ensure that all personnel meet all licensing, training and certification requirements related to his/her particular profession and/or mission.
- b. Sponsoring Entity shall ensure that all personnel are actively employed and engaged in the clinical specialty which they are assigned within the team.

#### 6. REIMBURSEMENT

- a. Summary
  - i) The Emergency Medical Task Force Program, in conjunction with the Department of State Health Services, committed to timely reimbursement of Sponsoring Entities that provide resources and personnel in times of disaster.
  - ii) Sponsoring Entities are encouraged to file their reimbursement packets through their Lead RAC as quickly as possible to ensure timely reimbursement from DSHS but no later than 6 (six) months after the demobilization.

iii) Reimbursement for costs associated with EMTF activities will be processed and paid within 45 days. The 45 day reimbursement timeline will begin only after a completed reimbursement packet is accepted by the Department of State Health Services.

## 7. TERM

- a.** The term of this Agreement is ongoing until cancelled by either party with 30 day written notice to the other. This Agreement will be governed by and construed in accordance with the laws of the State of Texas without regard to its conflicts of law rules.

## 8. MODIFICATION

- a.** This Agreement constitutes the complete agreement between the Parties relating to the matters specified in this Agreement, and supersedes all prior representations or agreements, whether written or oral, with respects to such matters.
- b.** This Agreement may only be modified through a written amendment signed by the Parties and thus no oral modifications hereof shall be permitted. The Parties agree to take such action as is necessary to amend this Agreement periodically as may be required by federal or State law.
- c.** Operational plans and administrative procedures pertaining to the participation of the Sponsoring Entity within the program will be facilitated through the Sponsoring Entity Point of Contact, listed below. Changes to the individual identified as the Sponsoring Entity Point of Contact shall be submitted in writing by the authority signed below.

Sponsoring Entity Point of Contact: Bill Evans

Title: Fire Chief

Phone Number: (972) 921-2711

Email Address: [bevans@ennistx.gov](mailto:bevans@ennistx.gov)

d. Any notice required under this Agreement to be given to either the Lead RAC or the Sponsoring Entity shall be made in writing to:

Lead RAC: NCTTRAC

Entity: City of Ennis Fire Department

Attn to: Jim Dickerson  
Executive Director

Attn to: Bill Evans, Fire Chief

Address: 600 Six Flags Dr  
Suite 160

Address: P.O. Box 220

City, State: Arlington, TX

City, State: Ennis, Texas

Zip: 76011

Zip: 75120

IN WITNESS WHEREOF and acknowledging acceptance of the foregoing, the Parties affix their signatures hereto

Lead RAC: NCTTRAC

Sponsoring Entity

North Central Texas Trauma Regional  
Advisory Council  
Lead RAC Legal Name

City of Ennis  
Sponsoring Entity Legal Name

Signature

Signature

Jim Dickerson

Andrea Weckmueller-Behringer

Printed Name

Printed Name

Executive Director

City Manager

Title

Title

Date

Date



**Texas Emergency Medical Task Force**  
**Memorandum of Agreement Deployment Contacts and Planning Numbers**

Entity Name: City of Ennis Fire Department

Mailing Address: PO Box 220

City, State Zip Code: Ennis, TX 75120

Provider / License: FRO-800736

**Sponsoring Entity Point of Contact:**

Name: Bill Evans

Title: Fire Chief

**Preferred Points of Contact:**

Mobile: 972-921-2711

Office: 972-875-1234 x 2240

Email: bevans@ennistx.gov

**Authorized to Deploy Entity Assets and or Personnel:**

Name: Bill Evans

Title: Fire Chief

**Preferred [24/7] Points of Contact:**

Mobile: 972-921-2711

Office: 972-875-1234 x 2240

Email: bevans@ennistx.gov

Name: Zach Crase

Title: Deputy Fire Chief

**Preferred [24/7] Points of Contact:**

Mobile: 972-351-1532

Office: 972-875-1234 x2241

Email: zcrase@ennistx.gov

The following information is needed for planning purposes only. The following numbers are NOT binding.  
 Each entity will have the ability to accept or decline each deployment and will determine the quantity of assets available to deploy.



## Texas Emergency Medical Task Force

### Memorandum of Agreement Deployment Contacts and Planning Numbers

Please provide the most accurate estimate of what could be deployed when called upon, if in a deployment scenario that will have minimal impact locally.

AMBUS

**Ambulances:**

- TX MICU
- ALS [w/HAZMAT] Type I
- ALS [w/o HAZMAT] Type II
- BLS [w/HAZMAT] Type III
- BLS [w/o HAZMAT] Type IV

**Additional Personnel / Assets:**

[not attached to the above]

- Paramedics
- EMT-Intermediate
- EMT-Basic
- Logistics Crew
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_

**Leadership Personnel:**

- Ambulance Strike Team Leader
- With Vehicle
- Ambulance Staging Manager
- Medical Incident Support Team Member
- Task Force Leader
- Operations Manager
- Group Supervisor (not MMU)

**Mobile Medical Unit /**

**Registered Nurse Strike Team Personnel:**

- Group Supervisor
- Physicians
- Mid-Level Practitioner
- Registered Nurse
- Paramedic
- Pharmacy Technician
- Patient Care Technician
- Clerk
- Logistics Manager
- Logistics Specialist

ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Consideration of Ratification of the Motion for Rehearing on Stephen Richard Selinger's Application for a new Texas Pollutant Discharge Elimination System Permit No. WQ0016388001.  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** Administration  
**Staff Contact:** Andrea Weckmueller-Behringer, City Manager

**BACKGROUND INFORMATION:**

In 2021, Mr. Stephen Selinger petitioned the Texas Commission on Environmental Quality (TCEQ) for the creation of a 530.6-acre Municipal Utility District (MUD) and with that specifically a new Texas Pollutant Discharge Elimination System Permit No. WQ0016388001. The proposed MUD would be wholly contained within the Extraterritorial Jurisdiction (ETJ) of the City of Ennis.

On April 4, 2023, the City of Ennis passed a Resolution No. 2023-0404-07 that specifically prohibited the formation of a MUD within the City or its ETJ without the express permission of the governing body. The City of Ennis did not grant Mr. Selinger permission to proceed with the formation of the MUD.

Since that time, the Selinger MUD petition has been reviewed by the Administrative Law Judge in Ellis County, has been referred to the State Office of Administrative Hearings for a contested state hearing, and most recently was heard by TCEQ. On November 19, 2025, the TCEQ issued an order granting Selinger's application for new Texas Pollutant Discharge Elimination System Permit No. WQ0016388001.

Prior to a December 15, 2025, deadline, and based on the City Commission's prior directive provided in Resolution No. 23-0404-F7, City staff worked with the assigned attorney to file a Motion for Rehearing to also preserve the City of Ennis' right to challenge any TCEQ decision or appeal thereto.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends ratification of the Motion for Rehearing

**ATTACHMENTS:**

[Protestants' Motion for Rehearing \(Selinger WW 2.0\)](#)

**SOAH DOCKET NO. 582-25-03100  
TCEQ DOCKET NO. 2024-0622-MWD**

**APPLICATION BY STEPHEN RICHARD SELINGER FOR NEW TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT NO. WQ0016388001 § BEFORE THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**

**ELLIS COUNTY, CITY OF ENNIS, AND CITY OF WAXAHACHIE'S MOTION FOR REHEARING**

COME NOW, Ellis County, the City of Ennis, and the City of Waxahachie (collectively “Protestants”) and file this, their Motion for Rehearing pursuant to 30 Tex. Admin. Code § 80.272 and Tex. Gov’t Code § 2001.146, requesting that the Texas Commission on Environmental Quality (“TCEQ” and/or the “Commission”) reconsider its Order issued November 19, 2025 (“the Order”) granting Stephen Richard Selinger’s (“Applicant”) Application (“the Application”) for new Texas Pollutant Discharge Elimination System Permit No. WQ0016388001 (“the Draft Permit”), which would allow the Applicant to discharge 405,000 gallons per day (“gpd”) of treated wastewater from a proposed activated sludge process plant into an unnamed tributary of Waxahachie Creek, thence to Waxahachie Creek, thence to Bardwell Reservoir in Segment No. 0815 of the Trinity River Basin. Pursuant to the above statutes, a motion for rehearing must be filed no later than the 25<sup>th</sup> day after the Order was signed. Accordingly, this Motion for Rehearing is timely filed. In support thereof, Protestants would respectfully show the following:

**I. Motion for Rehearing.**

The Commission should reconsider its Order granting the Application in this matter. As demonstrated by Protestants, the Applicant did not establish his *prima facie* case, and, even when considering the meager evidence the Applicant did present, the Application and Draft Permit do not meet the statutory and legal requirements regarding both the State’s regionalization policy and

the TCEQ's requirement that the proposed limits contained in the Draft Permit are protective of water quality.

**a. The Draft Permit should be denied based on considerations of regionalization and/or need.**

The Texas Legislature has directed the TCEQ to observe its regionalization policy by encouraging interested and affected persons to cooperate in using regional systems. TEX. WATER CODE §§ 26.0282, 26.081. Section 26.0282 of the Texas Water Code provides that "the commission may deny or alter the terms and conditions of the proposed permit, amendment, or renewal based on consideration of need, including the expected volume and quality of the influent and the availability of existing or proposed areawide or regional waste collection, treatment, and disposal systems[.]" TEX. WATER CODE § 26.0282.

Protestants have identified sufficient evidence in the record demonstrating that both the cities of Ennis and Waxahachie are willing to provide wastewater service to the Applicant's property—evidence that is directly relevant to an analysis of need. (See Admin. Record, Tab D. Bates Nos. 000034; 000036). The Applicant's expert witness, Mr. Gillespie, acknowledged that both Ennis and Waxahachie stated that they would provide wastewater service to the Applicant. (CCH Transcript, p. 44:4-5; Applicant's Exh. 1, p. 7:9). However, Mr. Gillespie admitted that, to his knowledge, the Applicant never took any steps to request additional details from either Ennis or Waxahachie regarding the provision of wastewater service. (CCH Transcript, p. 44:7-10).

Mr. Gillespie *specifically declined* to provide any additional discussion on the topic of regionalization and never even mentioned the topic of need as to this particular Application and Draft Permit. (See Applicant's Exh. 1, p. 7:14-15). Rather, he vaguely referred to a prior application by the Applicant for the same discharge site, claiming that this prior application showed "it is much more economical for the Applicant to construct his own facility." (*Id.* at p.

7:13-14). That was the entire extent of the Applicant's testimony on these issues.

In sum, the Applicant did nothing to demonstrate that the Application and Draft Permit comply with the State's policies regarding need and regionalization and similarly did nothing to respond to any of the evidence identified by Protestants supporting the contrary. Accordingly, Protestants respectfully ask that the Commission reconsider its decision to approve the Application.

**b. The Draft Permit is not protective of water quality.**

Protestants have identified sufficient evidence in the record demonstrating that the Draft Permit is not protective of water quality in the Bardwell Reservoir or Waxahachie Creek Watershed, in violation of the Texas Surface Water Quality Standards. Protestants submitted the testimony of their expert witness, Mr. Osting, who identified several concerns regarding the limits proposed by the Draft Permit, including: (1) the TCEQ's model omits consideration of upstream loading; (2) the TCEQ's model does not sufficiently limit nitrate; (3) the TCEQ's model fails to account for sulfate; and (4) the Application and Draft Permit do not adequately address that the proposed discharge will be into a protection zone. Furthermore, the testimony of the Executive Director's ("ED") witnesses was deficient in responding to Mr. Osting's concerns.

The underlying burden of proof lies with the Applicant – and Protestants have presented ample evidence to rebut any presumption in favor of the Applicant. Specifically, Mr. Osting testified that the TCEQ's modeling analysis in this case focused *only on dissolved oxygen concentration* in Waxahachie Creek. (Protestants' Exh. 1, p. 11:16-17). However, Waxahachie Creek Segment 0815A, along the proposed discharge route, exhibits concern for nitrate, and in fact, the nitrate concentration in Waxahachie Creek has already been observed to exceed the TCEQ's screening level in 19 out of 24 samples. (Protestants' Exh. 1, p. 13:13-17; Protestants'

Exh. 4). Mr. Osting noted that this observed nitrate value is much higher than the value used in the ED's QUAL-TX model, and as such, the model does not accurately predict "worst case conditions" for nitrate. (Protestants' Exh. 1, pp. 13:18-20; 13:22-14:2). Per Mr. Osting, the additional loads of ammonia, nitrate, and phosphorous allowed by the Draft Permit in this case can "further increase nutrient levels that are already high enough to cause the TCEQ concern as noted in the Integrated Report." (*Id.* at p.14:20-22).

Similarly, Mr. Osting testified that Lake Bardwell, located in Segment 0815, which is also along the proposed discharge route, has an existing water quality impairment due to sulfate concentration. (*Id.* at p. 11:22-23). Yet, the Draft Permit contains no limitations for sulfate. As noted by Mr. Osting, the ED's statement of basis assumed a "mock" value of 156 mg/L for sulfate concentration, which is less than half of the minimum observed concentration of sulfate found in ground water drinking wells in the area of the proposed project. (*Id.* at p. 13:2-6). The ED put forth no evidence justifying this "mock" value.

In response, the ED's witness, Ms. Lueg, stated only that "the proposed effluent would be a very low flow, so this facility shouldn't contribute to the sulfate or nitrate listing." (ED's Exh. ED-JL-1, p. 0028). This is merely an opinion and does not remotely demonstrate how a discharge of 405,000 gpd of treated wastewater would not increase or affect already-concerning nitrate and sulfate levels in Waxahachie Creek and Lake Bardwell, and there was no additional evidence produced by either the Applicant or the ED to support Ms. Lueg's statement or adequately respond to Protestants' rebuttal evidence on these issues.

Furthermore, Mr. Osting testified that the TCEQ's model and evaluation did not consider upstream loading from additional proposed wastewater discharges. (Protestants' Exh. 1, p. 11:15-17). At the time of the TCEQ's review, at least one other draft permit, No. WQ0015964001, also

requested to discharge effluent into Waxahachie Creek, Segment 0815A, which was omitted from the TCEQ's evaluation. (*Id.* at p. 11:18-19). As Mr. Osting provided, however, that discharge, in addition to the Applicant's discharge, could further increase the existing nutrient and nitrate concentration of Waxahachie Creek, and thus would be relevant to the TCEQ's review and should have been considered. (*See id.* at p. 11:19-21).

Finally, Protestants provided evidence that Bardwell Reservoir is identified as a "Sole-Source Surface Drinking Water Supply" reservoir in 30 TAC 307.10(2). (*Id.* at p. 15:3-4). The Applicant's proposed discharge location is within Bardwell Lake's protection zone, and the Applicant's proposed wastewater treatment plant and discharge is located inside the protection zone for Bardwell Reservoir Sole-Source Surface Drinking Supply. (*Id.* at p. 16:9-14; Protestants' Exh. 3). Yet, neither the Application nor the Draft Permit address this issue or provide any requirements for additional monitoring or treatment to protect the drinking water source. (*Id.* at pp. 16:15-17; 17:8-9).

Accordingly, Protestants respectfully ask that the Commission reconsider its decision to approve the Application.

## **II. Conclusion.**

For the foregoing reasons, the County respectfully requests that the Commission reconsider its decision and deny the Application.

Respectfully submitted,

Emily W. Rogers  
State Bar No. 24002863  
[erogers@bickerstaff.com](mailto:erogers@bickerstaff.com)

Stefanie P. Albright  
State Bar No. 24064801  
[salbright@bickerstaff.com](mailto:salbright@bickerstaff.com)

Sara Labashosky  
State Bar No. 24129467  
[slabashosky@bickerstaff.com](mailto:slabashosky@bickerstaff.com)

BICKERSTAFF HEATH DELGADO ACOSTA LLP  
Two Barton Skyway  
1601 S. MoPac Expy.  
Austin, Texas 78746  
Telephone: (512) 472-8021  
Facsimile: (512) 320-5638

BY:   
Emily W. Rogers

*Attorneys for Protestants*

## **CERTIFICATE OF SERVICE**

I hereby certify that on December 15, 2025, a copy of the foregoing document was served on all persons listed below either via hand delivery, facsimile transmission, electronic mail, and/or by deposit in the U.S. Mail.

**For the Applicant:**

Steven Selinger  
620 Truelove Trail  
Southlake, Texas 76092  
[Steve\\_selinger@yahoo.com](mailto:Steve_selinger@yahoo.com)

**For the Executive Director:**

Fernando Salazar Martinez, Staff Attorney  
TCEQ  
Environmental Law Division, MC-173  
P.O. Box 13087  
Austin, Texas 78711-3087  
[fernando.martinez@tceq.texas.gov](mailto:fernando.martinez@tceq.texas.gov)

**Additional Protestant:**

Gregg Burdette  
[greggthetoolman@gmail.com](mailto:greggthetoolman@gmail.com)

**For the Public Interest Counsel:**

Eli Martinez, Attorney  
TCEQ  
Public Interest Counsel, MC-103  
P.O. Box 13087  
Austin, Texas 78711-3087  
[eli.martinez@tceq.texas.gov](mailto:eli.martinez@tceq.texas.gov)

*Emily W. Rogers*

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Emily W. Rogers

ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Conduct a Public Hearing regarding an application for a 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.  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** Planning & Development  
**Staff Contact:** Jorge Barake, Planner

**BACKGROUND INFORMATION:**

On December 8, 2025, the Planning and Zoning Commission held a public hearing and discussed and considered a 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.

The Planning and Zoning Commission voted in favor of the zoning change: 6 in favor, 0 against.

**FINANCIAL IMPACT:**

None

**RECOMMENDATION:**

The Planning and Zoning Commission recommends approval

**ALTERNATIVES:**

N/A

**ATTACHMENTS:**

[ZAXA-25-10 Zoning Narrative](#)  
[ZAXA-25-10 Zoning Exhibit](#)  
[ZAXA-25-10 Current & Proposed Zoning](#)  
[ZAXA-25-10 MemorandumBuffer](#)  
[ZAXA-25-10 SPO Responses](#)  
[ZAXA-25-10 PPT Slides](#)

I Kyle Mitchell is wanting to change the zoning from ag to r-10 to split the 1.97 acre lot in two making them .97 acre lots to build single family homes on.

BEING a 85,056 square feet (1.953 acres) tract of land situated in the John Mott Survey, Abstract Number 667, in the City of Ennis, Ellis County, Texas, and being all of a coiled 1.95 acre tract of land described in the General Warranty Deed with Vendor's Lien to Kyle Mitchell and Brook Smith recorded in Instrument Number 2508941 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southeast line of Beach Road, an apparent 60 foot wide Right of Way, for the west corner of said 1.95 acre tract and the northeast corner of Lot 1 of Aycock's Addition, an addition to the City of Ennis, Ellis County, Texas according to the plan thereof recorded in Cabinet H, Slide 754 of the Plat Records of Ellis County, Texas (P.R.E.C.T.);

THENCE North 58 degrees 20 minutes 49 seconds East, along the southeast line of said Beach Road and the northwest line of said 1.95 acre tract, a distance of 270.92 feet to a 1/2 inch iron rod found for the north corner of said 1.95 acre tract and the west corner of a coiled 3.05 acre tract of land described in the deed to Gregory and Christina Birdwell recorded in Instrument Number 2508935, O.P.R.E.C.T.;

THENCE South 30 degrees 26 minutes 24 seconds East, along the common line of said 1.95 acre tract and said 3.05 acre tract, a distance of 313.93 feet to a 1/2 inch iron rod found in the northwest line of a coiled 6.63 acre tract of land described in the deed to Donna Cervantes recorded in Volume 2146, Page 1495 of the Deed Records of Ellis County, Texas (D.R.E.C.T.) for the east corner of said 1.95 acre tract and the south corner of said 3.05 acre tract;

THENCE North 58 degrees 18 minutes 34 seconds West, along the common line of said 1.95 acre tract and said 6.63 acre tract, a distance of 270.93 feet to a 1/2 inch iron rod with cap stamped "RPLS 6358" set in the northeast line of said 1 for the south corner of said 1.95 acre tract and the west corner of said 6.63 acre tract;

THENCE North 30 degrees 26 minutes 21 seconds West, along the common line of said 1.95 acre tract and said Lot 1, a distance of 314.11 feet to the POINT OF BEGINNING and containing 85,056 square feet or 1.953 acres of land, more or less.



NORTH  
SCALE: 1"=30'

GREGORY & CHRISTINA BIRDWELL  
CALLED 1.95 ACRES  
O.P.R.E.C.T.  
INST. NO. 2508935

**PROPOSED ZONING - "A"**

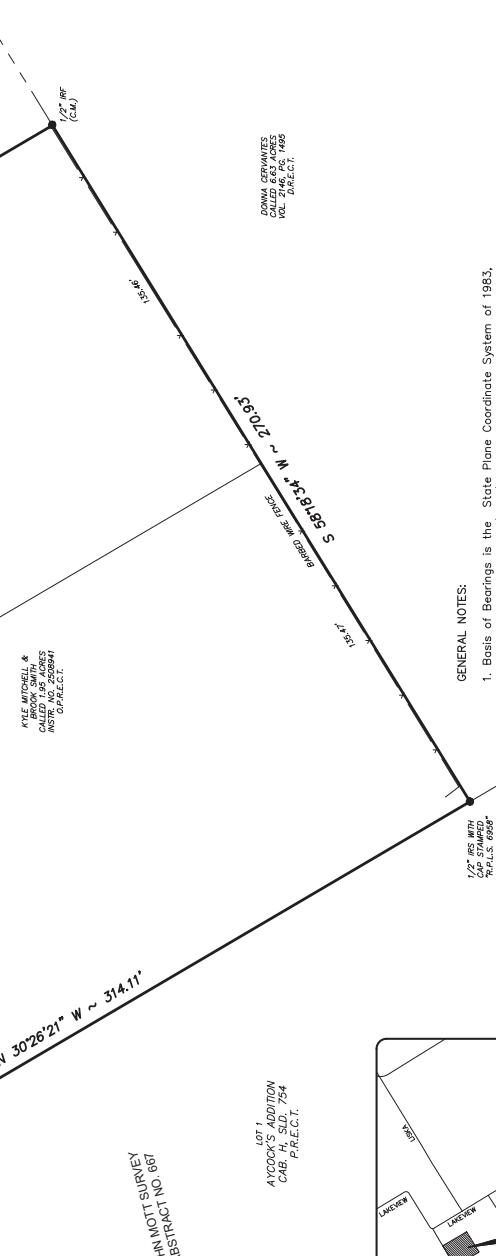
ZONE "A";  
The Single-Family Residential District is intended to accommodate agricultural uses on a large acreage (one acre min.)

200' Rear lot;  
The Single-Family Residential District is intended to accommodate suburban style (large lot) uses. The Suburban Residential District is intended to accommodate uses that would substantially interfere with the quiet residential nature of the district.

**PROPOSED LOT 2  
42,522 SQUARE FEET OR  
0.9765 ACRES**

**PROPOSED LOT 1  
42,534 SQUARE FEET OR  
0.9765 ACRES**

KYLE MITCHELL &  
BROOK SMITH  
CALLED 6.63 ACRES  
O.P.R.E.C.T.



**GRiffin**  
LAND SURVEYING  
903 W. Ennis Ave., Ste. 1  
Ennis, TX 75119  
903.600.1072 • www.griffinsurveying.com  
TBPELS Firm No. 101948-13

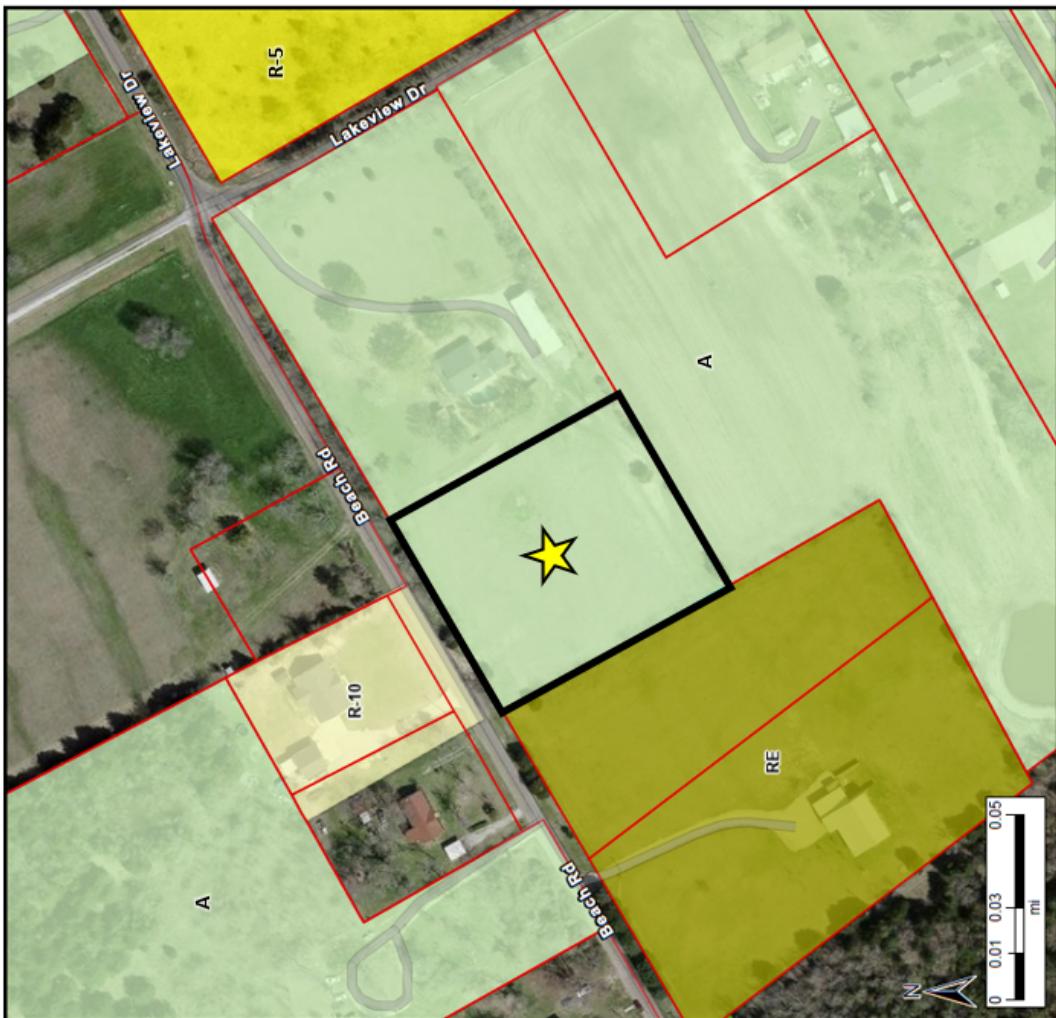
**ZONING EXHIBIT**  
JOHN MOTT SURVEY  
ABSTRACT NO. 667  
INSTR. NO. 2508941, O.P.R.E.C.T.  
JOHN MOTT SURVEY, ABSTRACT NO. 667  
ENNIS, TX 75119  
TBPELS Firm No. 250897-26

DESIGN	DRAWN	SCALE	DATE	NOTES
056	055	1"=30'	JULY, 2025	250897-26

Proposed Zoning



Current Zoning





**PLANNING AND DEVELOPMENT DEPARTMENT  
MEMORANDUM**

**DATE:** JANUARY 20, 2026

**TO:** CITY MANAGER  
CITY COMMISSION

**FROM:** PLANNING DEPARTMENT STAFF

**RE:** ZONING CHANGE – PLANNING CASE NO. ZAXA-25-10

**Notification to Property Owners:**

Out of **nine (9)** property owner notifications, **ZERO (0)** were filed with an "IN FAVOR OF" vote and **SIX (6)** "IN PROTEST AGAINST" vote filed.

In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

The total area of land (**155,873.87 square feet**) of those against the proposed zoning change only reaches **43.52%** and therefore, this case **DOES NOT** require a favorable vote of a majority of all City Commission members in order to be approved.

*Jorge Barake*  
\_\_\_\_\_  
Jorge Barake | City Planner

## COMMENT SOLICITATION SHEET FOR PLANNING &amp; ZONING CASE No. ZAXA-25-10

PID No. 274634

City of Ennis  
Inspection Services  
Received

DEC 03 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, December 8, 2025 at 6:00 PM and the City Commission on Tuesday, January 20, 2026 at 6:00PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

**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**

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on December 3, 2025.

*In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.*

*In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.*

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

<b>IN FAVOR OF</b>	<b>IN PROTEST AGAINST</b>
<p>I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p><u>Jeremy Falkenbach</u> Print Name <u>Brooke Falkenbach</u> Print Name</p>	
<p>Signature</p> <p><u>Jeremy Falkenbach</u> Signature</p> <p><u>Brooke Falkenbach</u> Signature</p>	

PLEASE MAIL OR DELIVER TO:

CITY OF ENNIS PLANNING AND DEVELOPMENT  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO

jbarake@ennistx.gov  
estubbs@ennistx.gov

**FALKENBACH JEREMY & BROOKE  
4070 BEACH RD  
ENNIS TX 75119-1342**

**CITY OF ENNIS, TEXAS**  
**PLANNING, DEVELOPMENT AND INSPECTION SERVICES DEPARTMENT**

**COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-25-10**

PID No. 274634

## City of Ennis Inspection Services Received

DEC 03 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, December 8, 2025 at 6:00 PM and the City Commission on Tuesday, January 20, 2026 at 6:00PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

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

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on December 3, 2025.

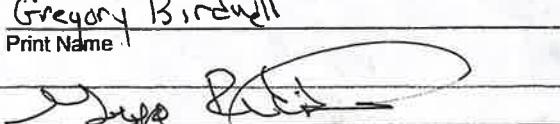
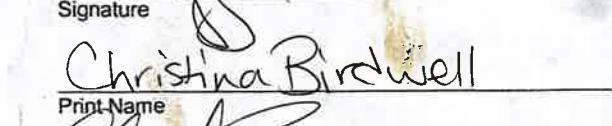
*In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.*

*In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.*

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

We are concerned that the owner will subdivide the lot further and build multiple single family homes on the land. The configuration of the lot would make multiple houses very crowded and border very close to our property, which is undesirable to us.

<b>IN FAVOR OF</b>	<input checked="" type="checkbox"/> <b>IN PROTEST AGAINST</b>
<p>I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&amp;Z case, do/does hereby desire to formally protest such proposed action:</p>	
<p><u>Gregory Birdwell</u> Print Name</p>	
 Signature	
<p><u>Christina Birdwell</u> Print Name</p>	
 Signature	

**PLEASE MAIL OR DELIVER TO:**

**OR**

**E-MAIL TO**

**CITY OF ENNIS PLANNING AND DEVELOPMENT  
108 W KNOX ST  
ENNIS, TEXAS 75119**

jbarake@ennistx.gov  
estubbs@ennistx.gov

Gregory and Christina Birdwell  
4801 Lakeview Dr.  
Ennis, TX 75119

PLD 187262

CITY OF ENNIS, TEXAS  
PLANNING, DEVELOPMENT AND INSPECTION SERVICES DEPARTMENT

## COMMENT SOLICITATION SHEET FOR PLANNING &amp; ZONING CASE No. ZAXA-25-10

PID No. 274634

City of Ennis  
Inspection Services  
Received

DEC 03 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, December 8, 2025 at 6:00 PM and the City Commission on Tuesday, January 20, 2026 at 6:00PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

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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

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on December 3, 2025.

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

<b>IN FAVOR OF</b>	<b>IN PROTEST AGAINST</b>
<p>I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p><u>Elick Marusak</u> Print Name</p> <p><u>Elick Marusak</u> Signature</p> <p>Print Name</p> <p>Signature</p>	

PLEASE MAIL OR DELIVER TO:

CITY OF ENNIS PLANNING AND DEVELOPMENT  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO

jbarake@ennistx.gov  
estubbs@ennistx.gov

*Elick Marusak  
4719 Lakeview Dr.  
ENNIS, TX 75119*

*PID 18742*

*ETJ*

**CITY OF ENNIS, TEXAS  
PLANNING, DEVELOPMENT AND INSPECTION SERVICES DEPARTMENT  
COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-25-10**

City of Ennis  
Inspection Services  
Received

PID No. 274634

217439

DEC 03 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, December 8, 2025 at 6:00 PM and the City Commission on Tuesday, January 20, 2026 at 6:00PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

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**P&Z Case No.: ZAXA-25-10**  
**Owner: Kyle Mitchell & Brook Smith**  
**Applicant: Kyle Mitchell**

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In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

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<p style="text-align: center;"><b>IN FAVOR OF</b></p> <hr/> <p style="text-align: center;">Signature</p>	<p style="text-align: center;">✓ <b>IN PROTEST AGAINST</b></p> <hr/> <p style="text-align: center;">I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p style="text-align: center;"><u>Kim Melkowitz (Howell)</u></p> <p style="text-align: center;">Print Name</p> <hr/> <p style="text-align: center;"><u>Kim Melkowitz (Howell)</u></p> <p style="text-align: center;">Signature</p> <hr/> <p style="text-align: center;">Print Name</p> <hr/> <p style="text-align: center;">Signature</p>
--	--

**PLEASE MAIL OR DELIVER TO:**  
**CITY OF ENNIS PLANNING AND DEVELOPMENT**  
**108 W KNOX ST**  
**ENNIS, TEXAS 75119**

OR

**E-MAIL TO**  
**jbarake@ennistx.gov**  
**estubbs@ennistx.gov**

4028 Beach Rd  
Ennis, TX 75119

ETJ

CITY OF ENNIS, TEXAS  
PLANNING, DEVELOPMENT AND INSPECTION SERVICES DEPARTMENT

## COMMENT SOLICITATION SHEET FOR PLANNING &amp; ZONING CASE No. ZAXA-25-10

PID No. 187276

City of Ennis  
Inspection Services  
Received

DEC 03 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, December 8, 2025 at 6:00 PM** and the City Commission on **Tuesday, January 20, 2026 at 6:00PM** in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

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**P&Z Case No.: ZAXA-25-10**  
**Owner: Kyle Mitchell & Brook Smith**  
**Applicant: Kyle Mitchell**

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In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

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Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

<p><b>IN FAVOR OF</b></p> <hr/> <p>Signature</p>	<p><b>IN PROTEST AGAINST</b></p> <hr/> <p>I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <hr/> <p>Print Name <i>Hardy Miles</i></p> <hr/> <p>Signature <i>Hardy Miles</i></p> <hr/> <p>Print Name <i>Glenda A. Miles</i></p> <hr/> <p>Signature <i>Glenda A. Miles</i></p>
--	--

PLEASE MAIL OR DELIVER TO:

CITY OF ENNIS PLANNING AND DEVELOPMENT  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO

jbarake@ennistx.gov  
estubbs@ennistx.gov

MILES HARDY E JR & GLENDA A  
4110 BEACH RD  
ENNIS TX 75119-1337

## COMMENT SOLICITATION SHEET FOR PLANNING &amp; ZONING CASE No. ZAXA-25-10

PID No. 187198

City of Ennis  
Inspection Services  
Received

DEC 01 2025

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**P&Z Case No.: ZAXA-25-10**  
**Owner: Kyle Mitchell & Brook Smith**  
**Applicant: Kyle Mitchell**

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Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

<u>IN FAVOR OF</u>	<u>X</u> <u>IN PROTEST AGAINST</u>
<p>I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p><u>Violet Lynch</u> Print Name</p> <p><u>Violet Lynch</u> Signature</p> <p>Print Name</p> <p>Signature</p>	

PLEASE MAIL OR DELIVER TO:  
**CITY OF ENNIS PLANNING AND DEVELOPMENT**  
**108 W KNOX ST**  
**ENNIS, TEXAS 75119**

OR

E-MAIL TO  
**jbarake@ennistx.gov**  
**estubbs@ennistx.gov**

**LYNCH VIOLET A**  
**4120 BEACH RD**  
**ENNIS TX 75119**



## City Commission – Regular Session



### Public Hearings - F

- **F. \_\_** - 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.

Case No. ZAXA-25-10



### P&Z Case # ZAXA-25-10

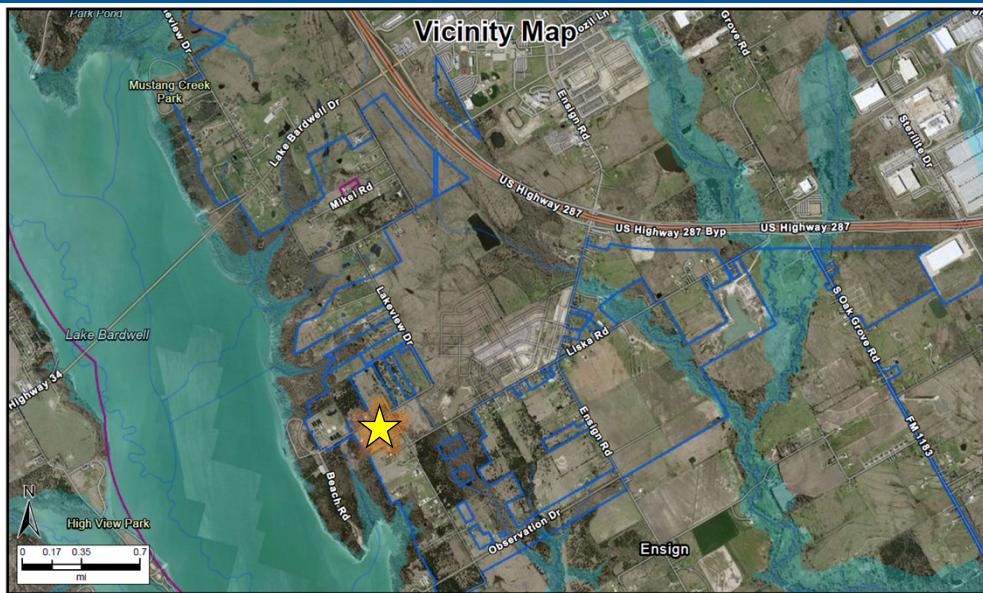


#### Overview:

- Location: Ward 5
- Requested by: Kyle Mitchell
- From: Agricultural (A)
- To: Single Family Residential-10 (R-10)
- For: 1.953 Acres
- Use: Future Single Family Residential (2 Lots)
- Notices: 9 Surrounding Property Owners Notified
  - 0 Voted "In Favor"
  - 6 Voted "In Protest" (2 of 6 located in ETJ)
- Case heard by P&Z Commission on 12/8/25
- P&Z Commission approved the request

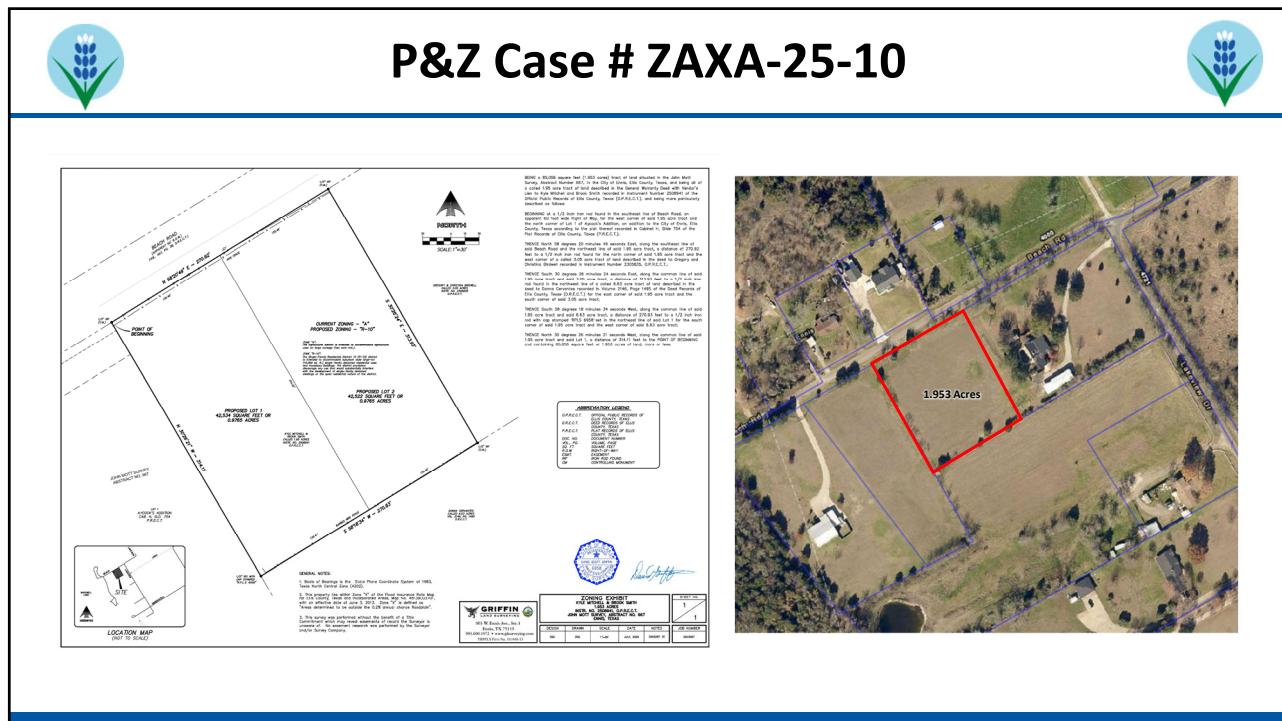
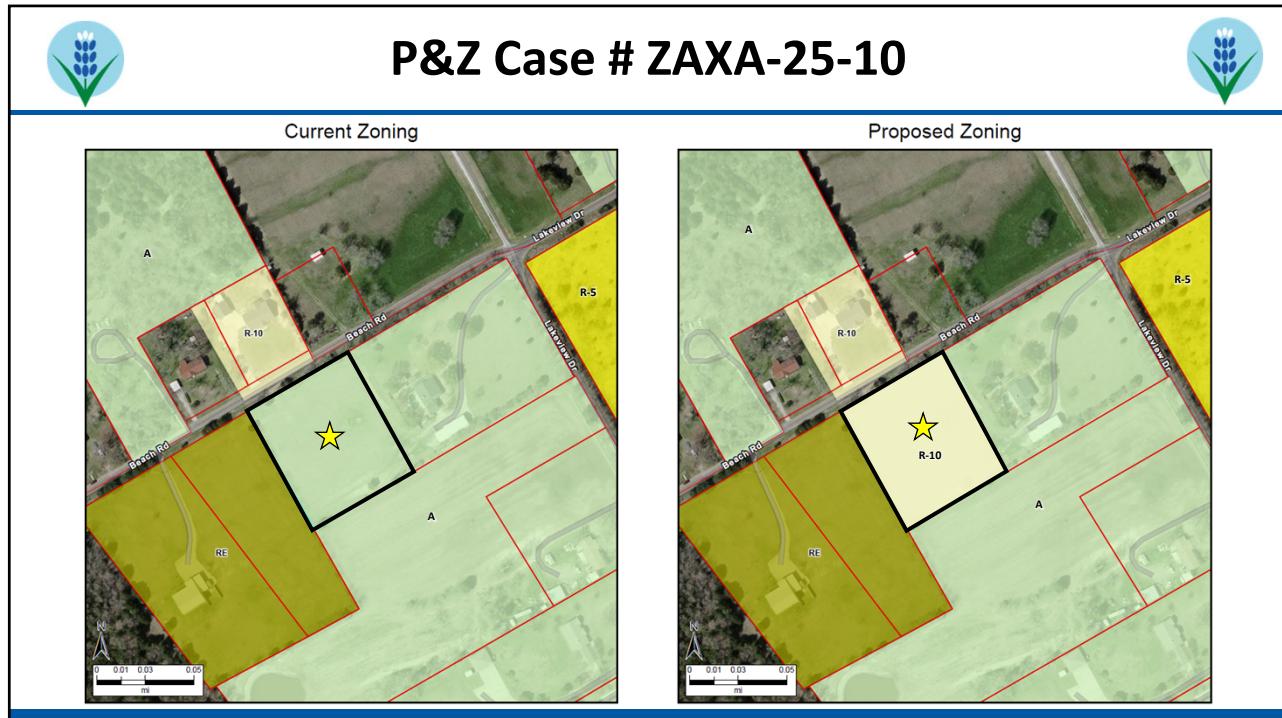
*Does Not require Super Majority Vote*

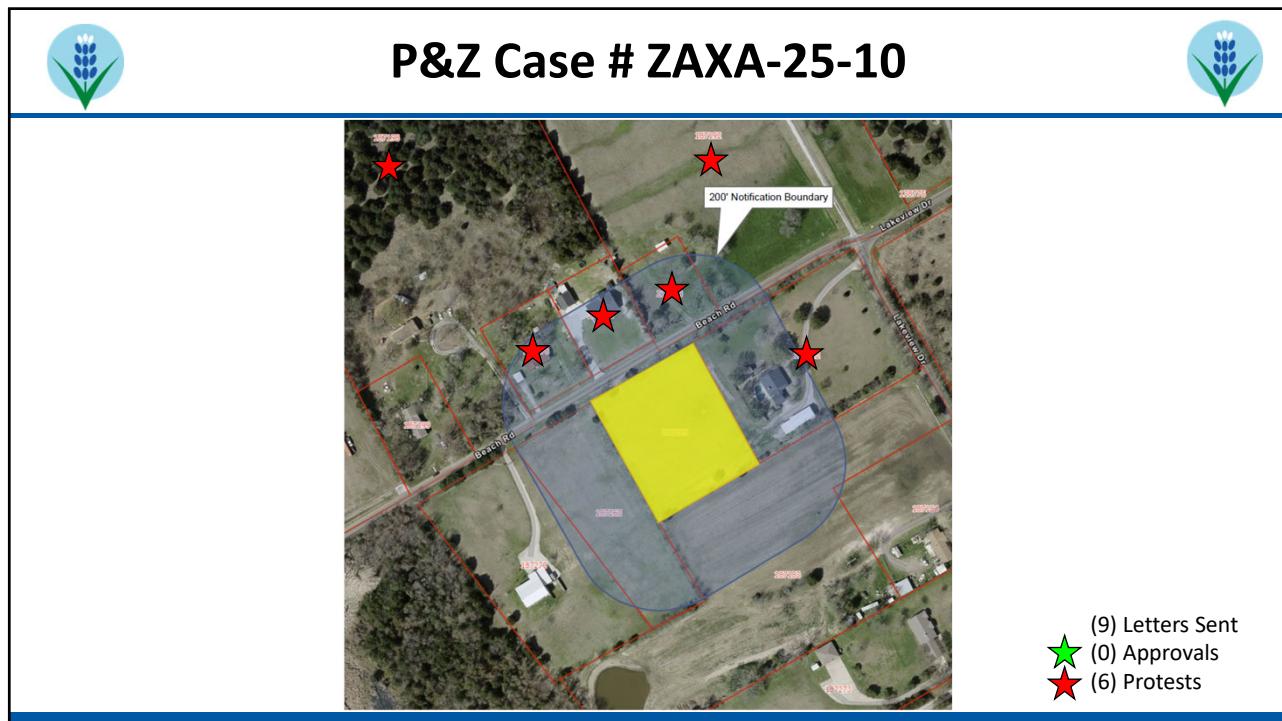
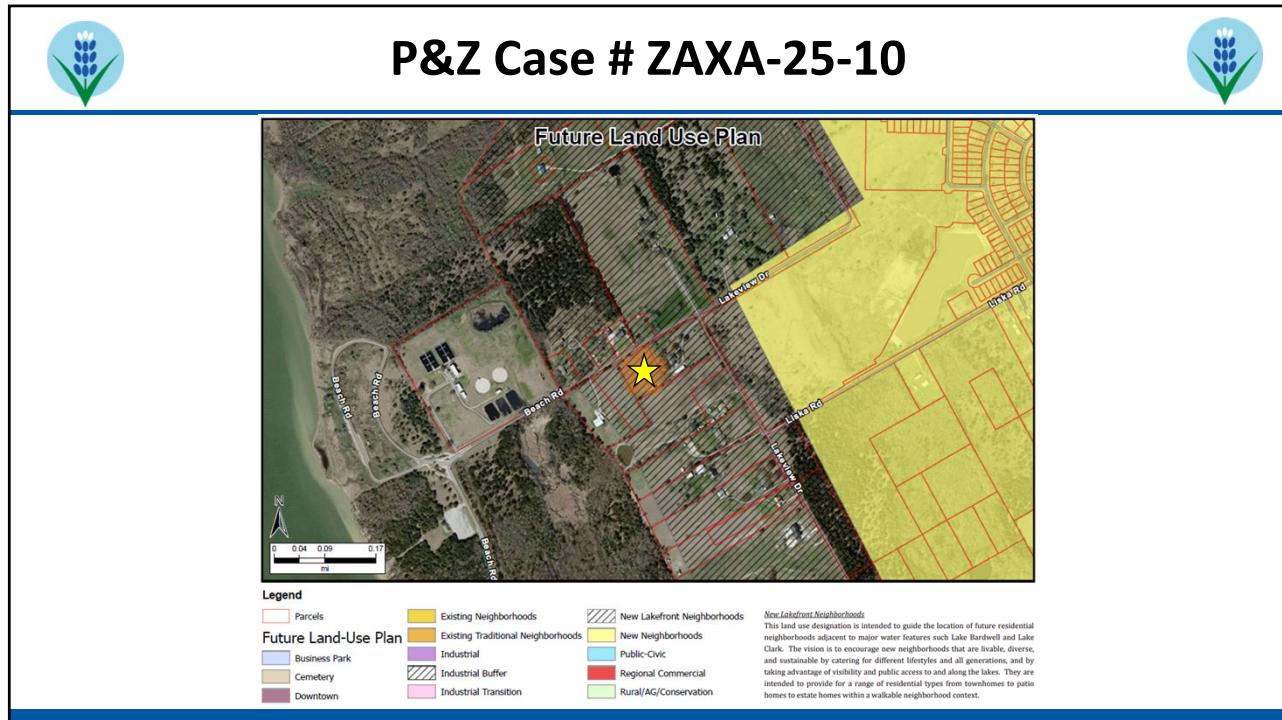
# P&Z Case # ZAXA-25-10



# P&Z Case # ZAXA-25-10









## P&Z Case # ZAXA-25-10



**Overview:**

- Location: Ward 5
- Requested by: Kyle Mitchell
- From: Agricultural (A)
- To: Single Family Residential-10 (R-10)
- For: 1.953 Acres
- Use: Future Single Family Residential (2 Lots)
- Notices: 9 Surrounding Property Owners Notified
  - 0 Voted "In Favor" Does Not require Super Majority Vote
  - 6 Voted "In Protest" (2 of 6 located in ETJ)
- Case heard by P&Z Commission on 12/8/25
- P&Z Commission approved the request

**P&Z Commission Recommends Approval**



## City Commission – Regular Session



### Public Hearings - F

- **F. \_\_** - 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.

[Open the Public Hearing](#)  
[Public Comment](#)  
[Close the Public Hearing](#)

[Motion, Second, Discussion & Vote](#)

ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Discuss and consider approval of an Ordinance amending the Zoning and Zoning Map of the City of Ennis, Texas 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.  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** Planning & Development  
**Staff Contact:** Jorge Barake, Planner

**BACKGROUND INFORMATION:**

On December 8, 2025, the Planning and Zoning Commission held a public hearing and discussed and considered a 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.

The Planning and Zoning Commission voted in favor of the zoning change: 6 in favor, 0 against.

**FINANCIAL IMPACT:**

None

**RECOMMENDATION:**

The Planning and Zoning Commission recommends approval

**ALTERNATIVES:**

N/A

**ATTACHMENTS:**

[ORDINANCE NO.-Conduct a Public Hearing and discuss and consider approval of an Ordinance amending the Zoning and Zoning Map of the City of Ennis, Texas - Pdf](#)



## ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF ENNIS TO AMEND THE ZONING CLASSIFICATION ON AN APPROXIMATE 1.953 ACRE TRACT OF LAND FROM AGRICULTURAL (A) DISTRICT TO SINGLE FAMILY RESIDENTIAL-10 (R-10) DISTRICT, SITUATED IN THE JOHN MOTT SURVEY, ABSTRACT NO. 667, APPROXIMATELY LOCATED IN THE 4000 BLOCK OF BEACH ROAD IN THE CITY OF ENNIS, ELLIS COUNTY, TEXAS, ELLIS CAD ID 290289; PROVIDING FOR THE INCORPORATION OF FINDINGS; PROVIDING AN AMENDMENT; PROVIDING A ZONING MAP AMENDMENT; PROVIDING A SAVINGS/REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) PER DAY FOR EACH OFFENSE, AND EACH AND EVERY DAY ANY SUCH VIOLATION SHALL OCCUR OR CONTINUE SHALL BE A SEPARATE OFFENSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, Kyle Mitchell (“Applicant”), acting as authorized representative for property owners Brook Smith and himself, has requested to change the zoning classification from Agricultural (A) District to Single Family Residential-10 (R-10) District on an approximate 1.953-acre tract of land, situated in the John Mott Survey, Abstract No. 667, City of Ennis, Ellis County, Texas, approximately located in the 4000 Block of Beach Road, Ellis CAD ID 290289 and more particularly described and depicted in Exhibit A, attached hereto and incorporated herein (the “Property”); and

**WHEREAS**, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the “Planning and Zoning Commission”) has recommended to the City Commission to approve the change in zoning district classification on the Property and to amend the official zoning map of the City (the “Zoning Map”) to reflect the R-10 zoning classification; and

**WHEREAS**, in accordance with Article 3.2.7 of the City of Ennis Unified Development Ordinance, the City Commission and the Planning and Zoning Commission have determined that the requested zoning change is in compliance with the comprehensive plan, establishes a use permitted under the ordinance, the proposed provision and configuration of public improvements

shall be adequate to serve the development, and zoning change is in keeping with the intent and purpose of the City of Ennis Unified Development Ordinance; and

**WHEREAS**, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Commission at which it considered the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Commission does hereby find that the requested zoning accomplishes such objectives,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:**

**SECTION 1. Findings Incorporated.** The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2. Amendment.** The Unified Development Ordinance of the City of Ennis is hereby amended to change the zoning classification on the Property from Agricultural (A) District to Single Family Residential-10 (R-10) District. The Property shall be developed and used in accordance with all applicable City, state and federal laws, as they exist or may be in the future amended, including but limited to building codes, fire codes and all accessibility standards as required by law.

**SECTION 3. Zoning Map Amendment.** The Official Zoning Map is hereby amended to reflect the change in zoning classification as set forth in this Ordinance.

**SECTION 4. Savings/Repealing Clause.** This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 5. Severability.** Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Ennis hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 6. Penalty Clause.** Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day or on which a violation occurs or continues.

**SECTION 7. Publication and Effective Date.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases require.

**PASSED AND APPROVED** by the City Commission of the City of Ennis, Texas on this 20th of January 2026.

---

KAMERON RABURN, Mayor

ATTEST:

---

ANGIE WADE, City Secretary

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BEING a 85,056 square feet (1.953 acres) tract of land situated in the John Mott Survey, Abstract Number 667, in the City of Ennis, Ellis County, Texas, and being all of a called 1.95 acre tract of land described in the General Warranty Deed with Vendor's Lien to Kyle Mitchell and Brook Smith recorded in Instrument Number 2508941 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described as follows: BEGINNING at a 1/2 inch iron rod found in the southeast line of Beach Road, an apparent 60 foot wide Right of Way, for the west corner of said 1.95 acre tract and the north corner of Lot 1 of Aycock's Addition, an addition to the City of Ennis, Ellis County, Texas according to the plat thereof recorded in Cabinet H, Slide 754 of the Plat Records of Ellis County, Texas (P.R.E.C.T.); THENCE North 58 degrees 20 minutes 49 seconds East, along the southeast line of said Beach Road and the northwest line of said 1.95 acre tract, a distance of 270.92 feet to a 1/2 inch iron rod found for the north corner of said 1.95 acre tract and the west corner of a called 3.05 acre tract of land described in the deed to Gregory and Christina Birdwell recorded in Instrument Number 2305835, O.P.R.E.C.T.; THENCE South 30 degrees 26 minutes 24 seconds East, along the common line of said 1.95 acre tract and said 3.05 acre tract, a distance of 313.93 feet to a 1/2 inch iron rod found in the northwest line of a called 6.63 acre tract of land described in the deed to Donna Cervantes recorded in Volume 2146, Page 1495 of the Deed Records of Ellis County, Texas (D.R.E.C.T.) for the east corner of said 1.95 acre tract and the south corner of said 3.05 acre tract; THENCE South 58 degrees 18 minutes 34 seconds West, along the common line of said 1.95 acre tract and said 6.63 acre tract, a distance of 270.93 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set in the northeast line of said Lot 1 for the south RPLS 6958" set in the northeast line of said Lot 1 for the south set in the northeast line of said Lot 1 for the south corner of said 1.95 acre tract and the west corner of said 6.63 acre tract; THENCE North 30 degrees 26 minutes 21 seconds West, along the common line of said 1.95 acre tract and said Lot 1, a distance of 314.11 feet to the POINT OF BEGINNING and containing 85,056 square feet or 1.953 acres of land, more or less.



ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Conduct a Public Hearing regarding an application for a 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.  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** Planning & Development  
**Staff Contact:** Erica Stubbs, Senior Planner

**BACKGROUND INFORMATION:**

On December 8, 2025, the Planning and Zoning Commission held a public hearing and considered a 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 located behind 2400 North Preston Street between an existing TXU easement and the Union Pacific Railroad right-of-way in the City of Ennis, Ellis County, Texas, Ellis CAD ID 161346.

The Planning and Zoning Commission voted unanimously in favor of the zoning change.

The applicant is requesting to upzone the property to Heavy Industrial and Manufacturing (H-IM) for expansion of the Novelinks company currently operating at 2400 North Preston Street. Novelinks is a plastics manufacturer utilizing injection molding. In addition to manufacturing plastics, the company warehouses finished products at their location. TCEQ does not require any permits, registration or record keeping for businesses that utilize equipment for injection molding (Ref. 30 TAC Section 106.394 & 30 TAC Section 106.4).

In addition to rezoning the property, a Specific Use Permit (SUP) is necessary to manufacture plastics at this location.

**FINANCIAL IMPACT:**

N/A

**RECOMMENDATION:**

The Planning and Zoning Commission recommends approval.

**ALTERNATIVES:**

N/A

**ATTACHMENTS:**

[ZAXA-25-18 LOI from Applicant](#)

[ZAXA-25-18 Zoning Exhibit](#)

[ZAXA-25-18 Current & Proposed Zoning](#)

[ZAXA-25-18 Novelinks Company Info](#)

[Air PBR 106.394 Plastic Compression an...ronmental Quality - www.tceq.texas](#)

[Title 30, TX Admin Code, Sec 106.394](#)

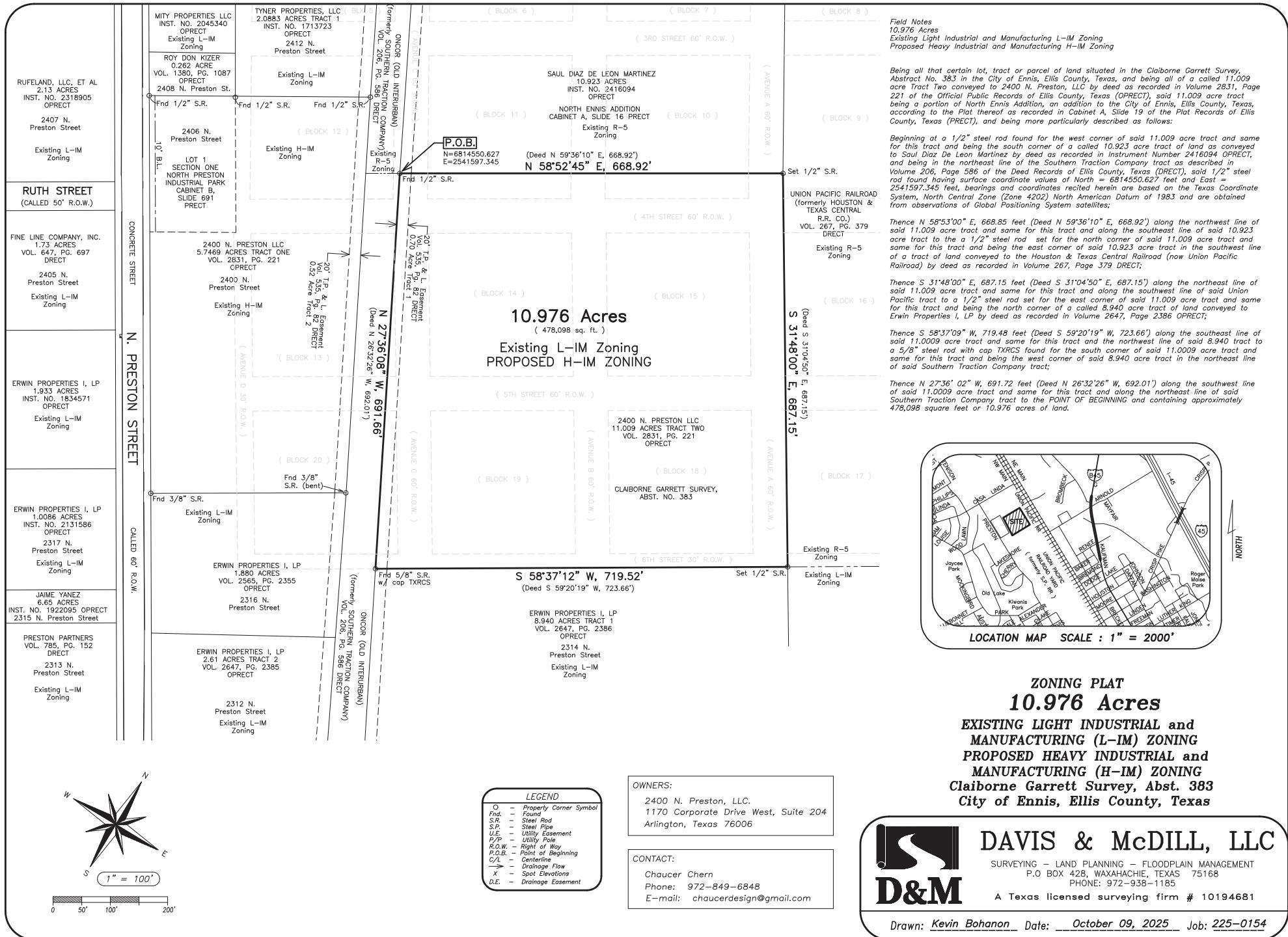
[Title 30, TX Admin Code, Sec 106.4](#)

[ZAXA-25-18 SPO Responses](#)

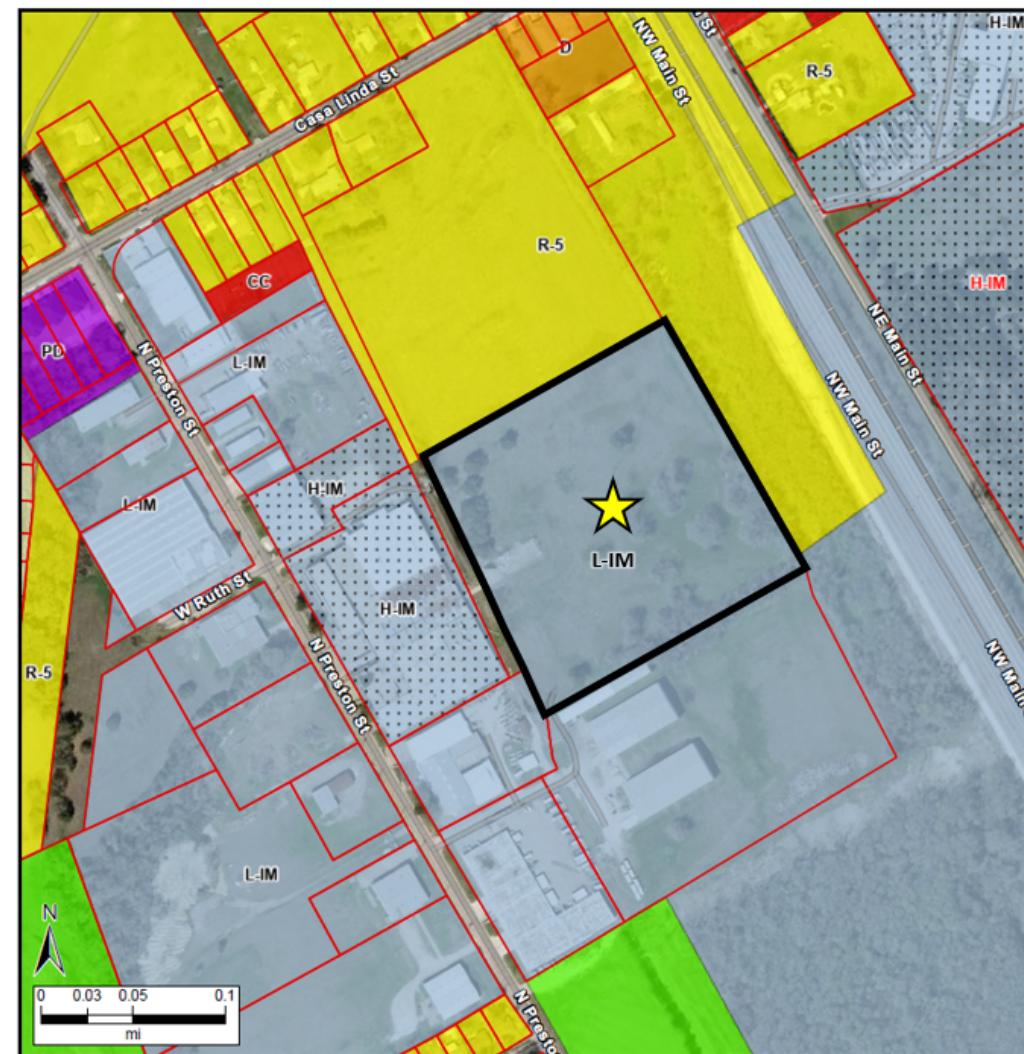
[ZAXA-25-18 PPT Slides](#)

The subject property is located behind 2400 N. Preston Street on the north side of Ennis, south of Casa Linda Drive and is 10.976 Acres in the Claiborne Garrett Survey, Abstract Number 383 owned by 2400 N. Preston, LLC, and is described in deed recorded in Volume 2831, Page 221 of the Official Public Records of Ellis County, Texas (OPRECT). This property is currently vacant and the owner wants to expand his existing business located on the property to the west of this tract. The subject property is currently zoned **L-IM (Light Industrial and Manufacturing)**. The owner would like to re-zone the property as **H-IM (Heavy Industrial and Manufacturing) with Special Use Permit (SUP)** for plastics distribution and manufacturing just like his existing property to the west at 2400 N. Preston Street. The subject tract is bounded on the west by a tract owned by Oncor (Old Interurban right of way formerly owned by Southern Traction Company) and just west of this is the owners other property at 2400 N. Preston Street currently zoned H-IM. The subject property is bounded on the south by L-IM zoning owned by Erwin Properties I, LP at 2314 N. Preston Street. The subject property is bounded on the north by vacant land zoned R-5. The subject property is bounded on the east by vacant land owned by Union Pacific Railroad and is partly zoned R-5 and partly zoned L-IM.

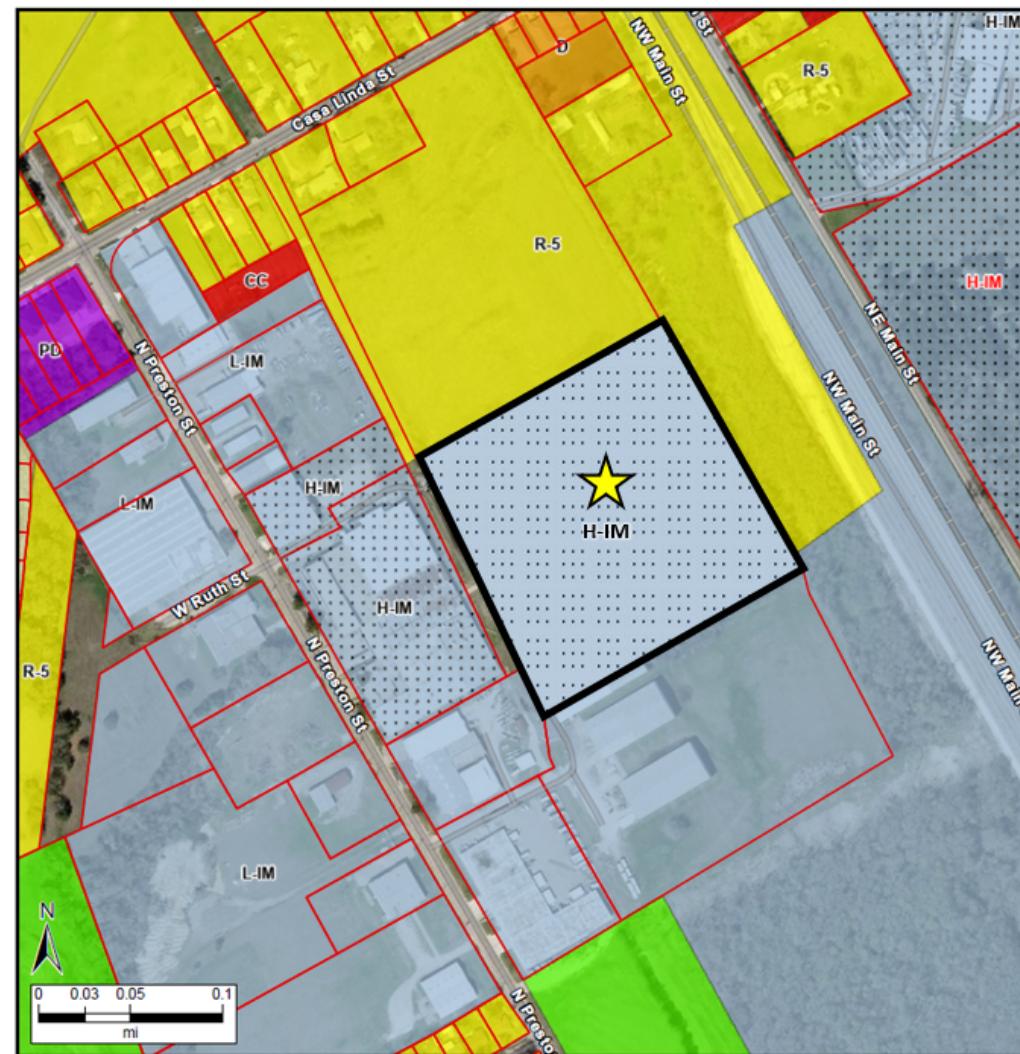
The normal hours of operation are 5 days a week, 3 shifts per day. Currently, there is no TCEQ permit for air quality for the existing facility. The process uses injection molding equipment, so there are no fumes, no odor, no noise, no health nor environmental issues.

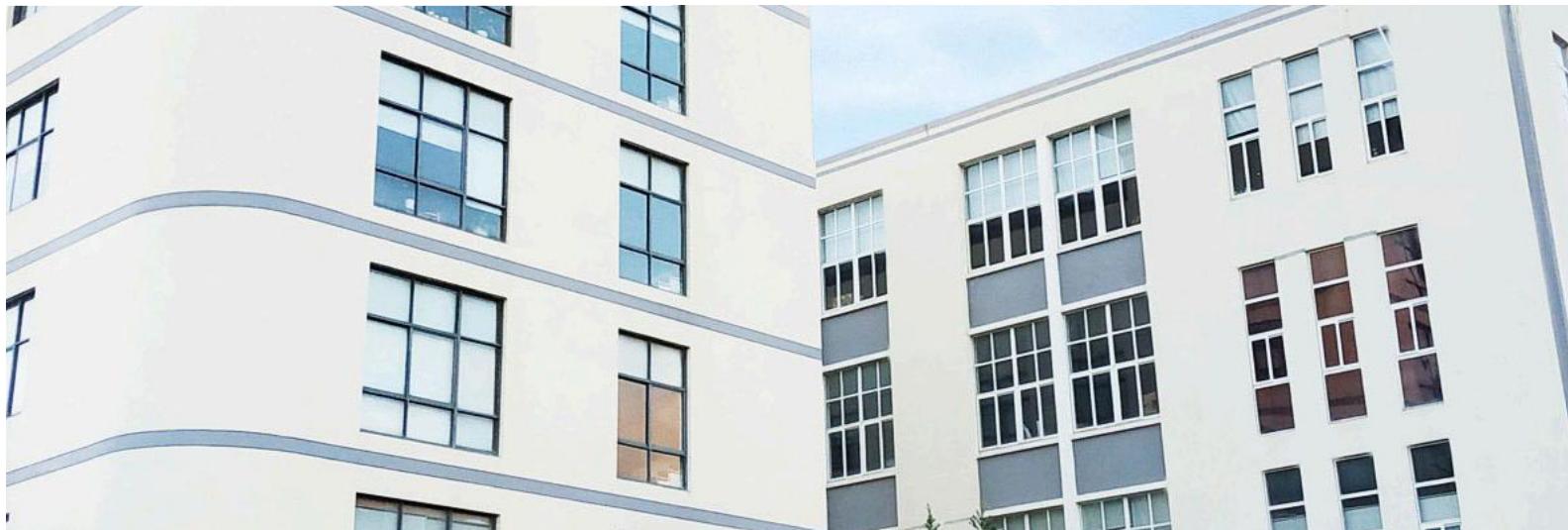


Current Zoning



Proposed Zoning





## PRODUCTS LIST

- ▶ Craft Storage Box
- ▶ Beads Storgae Box
- ▶ Sationery Storage
- ▶ Notion Storage Box
- ▶ Shoes Storage Box
- ▶ Clear Bin
- ▶ Plastic Jar
- ▶ Other Storage Box

## CONTACT US

### Office

777 N Grove Road, suit 109, Richardson, TX, 75081

### Warehouse

2400 N Preston st, Ennis, TX, 75119

### Office hours

Mon - Fri 8:00 am - 4:30 PM

### Email

info@novelinks.com

## About Us

[Home](#) > [About us](#) >



Novelinks LLC, founded in 2014, is a manufacturer of plastic storage products. Our office and warehouse are located in Ennis, TX, 30 miles south of Dallas, within a 160,000 sq-ft production and warehouse facility. Equipped with 19 injection molding machines, robotic arms, and a fully automated central material feeding system, Novelinks has a daily production capacity exceeding 100,000 storage boxes. The Phase II expansion of the facility is currently underway.

Over the years, Novelinks' growth has been driven by continuous product innovation, diversification of product lines, and an unwavering commitment to meeting customer needs. We prioritize customer satisfaction by delivering popular designs, cost-effective products, competitive minimum order quantities (MOQs), rapid response times, and reliable delivery schedules. Our key clients include Michaels Stores, Hobby Lobby, Ross Stores, and other major retailers. Recognized as a flexible and trustworthy partner, Novelinks maintains long-term collaborations with its customers through consistent value creation.

**About Us**

Company Profile  
Development strategy  
Corporate Culture

**News**

Company Profile  
Development strategy

**Products list**

Storage supplies  
Bubble toy  
Fun glow toys  
Seasonal toys

Home / Permits, Registrations, and Reporting / Air Permits /  
PermitByRule / Subchapter Q /  
Air PBR 106.394: Plastic Compression and Injection Molding

**Questions or Comments:**  
[airperm@tceq.texas.gov](mailto:airperm@tceq.texas.gov)

## **Air PBR 106.394: Plastic Compression and Injection Molding**

**Equipment used for compression molding and injection molding of plastics is permitted by rule under 30 TAC Section 106.394. No registration or recordkeeping is required.**

Equipment used for compression molding and injection molding of plastics is permitted by rule under Title 30, Texas Administrative Code (30 TAC), **Section 106.394** [↗](#). To qualify for this permit by rule (PBR), your facility must also meet the general conditions stated in 30 TAC **Section 106.4** [↗](#).

This PBR does not require you to register, keep records, or pay a fee. However, at any time a TCEQ investigator could ask you to collect and present supporting information.

### **Questions? We Can Help**

If you have questions about this or any other PBR, contact us:

**e-mail:** [airperm@tceq.texas.gov](mailto:airperm@tceq.texas.gov)

**phone:** 512/239-1250

**Air Permitting Home**

**Status of Air Permits and Permit Applications**

**Air Permits by Rule**

**New Source Review**

**Title V Air Operating Permits**

**Air Permitting Rules and Rulemaking**

**Index of Common Permitted Facilities**

 **How are we doing? Take our customer satisfaction survey**

TEXAS ADMINISTRATIVE CODE: As in effect on 12/2/2025.

TITLE 30. ENVIRONMENTAL QUALITY

PART 1. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

CHAPTER 106. PERMITS BY RULE

SUBCHAPTER Q. PLASTICS AND RUBBER

§106.394. Plastic Compression and Injection Molding.

Equipment used for compression molding and injection molding of plastics is permitted by rule.

TEXAS ADMINISTRATIVE CODE: As in effect on 12/2/2025.

**TITLE 30. ENVIRONMENTAL QUALITY**

**PART 1. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**

**CHAPTER 106. PERMITS BY RULE**

**SUBCHAPTER A. GENERAL REQUIREMENTS**

**§106.4. Requirements for Permitting by Rule.**

(a) To qualify for a permit by rule, the following general requirements must be met.

(1) Total actual emissions authorized under permit by rule from the facility shall not exceed the following limits, as applicable:

- (A) 250 tons per year (tpy) of carbon monoxide (CO) or nitrogen oxides (NO<sub>X</sub>);
- (B) 25 tpy of volatile organic compounds (VOC), sulfur dioxide (SO<sub>2</sub>), or inhalable particulate matter (PM);
- (C) 15 tpy of particulate matter with diameters of 10 microns or less (PM<sub>10</sub>);
- (D) 10 tpy of particulate matter with diameters of 2.5 microns or less (PM<sub>2.5</sub>); or
- (E) 25 tpy of any other air contaminant except:
  - (i) water, nitrogen, ethane, hydrogen, and oxygen; and
  - (ii) notwithstanding any provision in any specific permit by rule to the contrary, greenhouse gases as defined in §101.1 of this title (relating to Definitions).

(2) Any facility or group of facilities, which constitutes a new major stationary source, as defined in §116.12 of this title (relating to Nonattainment and Prevention of Significant Deterioration Review Definitions), or any modification which constitutes a major modification, as defined in §116.12 of this title, under the new source review requirements of the Federal Clean Air Act (FCAA), Part D (Nonattainment) as amended by the FCAA Amendments of 1990, and regulations promulgated thereunder, must meet the permitting requirements of Chapter 116,

Subchapter B of this title (relating to New Source Review Permits) and cannot qualify for a permit by rule under this chapter. Persons claiming a permit by rule under this chapter should see the requirements of §116.150 of this title (relating to New Major Source or Major Modification in Ozone Nonattainment Areas) to ensure that any applicable netting requirements have been satisfied.

(3) Any facility or group of facilities, which constitutes a new major stationary source, as defined in 40 Code of Federal Regulations (CFR) §52.21, or any change which constitutes a major modification, as defined in 40 CFR §52.21, under the new source review requirements of the FCAA, Part C (Prevention of Significant Deterioration) as amended by the FCAA Amendments of 1990, and regulations promulgated thereunder because of emissions of air contaminants other than greenhouse gases, must meet the permitting requirements of Chapter 116, Subchapter B of this title and cannot qualify for a permit by rule under this chapter. Notwithstanding any provision in any specific permit by rule to the contrary, a new major stationary source or major modification which is subject to Chapter 116, Subchapter B, Division 6 of this title due solely to emissions of greenhouse gases may use a permit by rule under this chapter for air contaminants that are not greenhouse gases. However, facilities or projects which require a prevention of significant deterioration permit due to emissions of greenhouse gases may not commence construction or operation until the prevention of significant deterioration permit is issued.

(4) Unless at least one facility at an account has been subject to public notification and comment as required in Chapter 116, Subchapter B or Subchapter D of this title (relating to New Source Review Permits or Permit Renewals), total actual emissions from all facilities permitted by rule at an account shall not exceed 250 tpy of CO or NO<sub>X</sub>; or 25 tpy of VOC or SO<sub>2</sub> or PM; or 15 tpy of PM<sub>10</sub>; or 10 tpy of PM<sub>2.5</sub>; or 25 tpy of any other air contaminant except water, nitrogen, ethane, hydrogen, oxygen, and GHGs (as specified in §106.2 of this title (relating to Applicability)).

(5) Construction or modification of a facility commenced on or after the effective date of a revision of this section or the effective date of a revision to a specific permit by rule in this chapter must meet the revised requirements to qualify for a permit by rule.

(6) A facility shall comply with all applicable provisions of the FCAA, §111 (Federal New Source Performance Standards) and §112 (Hazardous Air Pollutants), and the new source review requirements of the FCAA, Part C and Part D and regulations promulgated thereunder.

(7) There are no permits under the same commission account number that contain a condition or conditions precluding the use of a permit by rule under this chapter.

(8) The proposed facility or group of facilities shall obtain allowances for NO<sub>X</sub> if they are subject to Chapter 101, Subchapter H, Division 3 of this title (relating to Mass Emissions Cap and Trade Program).

(b) No person shall circumvent by artificial limitations the requirements of §116.110 of this title (relating to Applicability).

(c) The emissions from the facility shall comply with all rules and regulations of the commission and with the intent of the Texas Clean Air Act (TCAA), including protection of health and property of the public, and all emissions control equipment shall be maintained in good condition and operated properly during operation of the facility.

(d) Facilities permitted by rule under this chapter are not exempted from any permits or registrations required by local air pollution control agencies. Any such requirements must be in accordance with Texas Health and Safety Code, §382.113 and any other applicable law.

## COMMENT SOLICITATION SHEET FOR PLANNING &amp; ZONING CASE No. ZAXA-25-18

PID No. 183853

City of Ennis  
Inspection Services  
Received

DEC 03 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, December 8, 2025 at 6:00 PM and the City Commission on Tuesday, January 20, 2026 at 6:00PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

**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**

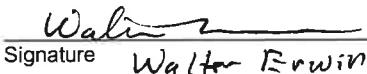
Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on December 3, 2025.

*In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.*

*In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.*

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

<input checked="" type="checkbox"/> <b>IN FAVOR OF</b>   Signature Walter Erwin	<b>IN PROTEST AGAINST</b>  I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.
Print Name _____	Print Name _____
Signature _____	Signature _____
Print Name _____	Print Name _____
Signature _____	Signature _____

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS PLANNING AND DEVELOPMENT  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
jbarake@ennistx.gov  
estubbs@ennistx.gov

ERWIN PROPERTIES I LP  
1137 MOCKINGBIRD CIR  
ENNIS TX 75119

## COMMENT SOLICITATION SHEET FOR PLANNING &amp; ZONING CASE No. ZAXA-25-18

PID No. 183937

City of Ennis  
Inspection Services  
Received

DEC 02 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, December 8, 2025 at 6:00 PM and the City Commission on Tuesday, January 20, 2026 at 6:00PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

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

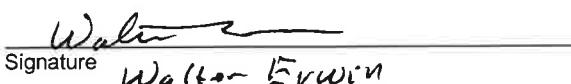
Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on December 3, 2025.

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

<input checked="" type="checkbox"/> <b>IN FAVOR OF</b>   Signature <u>Walter Erwin</u>	<b>IN PROTEST AGAINST</b>  I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.  Print Name _____  Signature _____  Print Name _____  Signature _____
--	---

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS PLANNING AND DEVELOPMENT  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
jbarake@ennistx.gov  
estubbs@ennistx.gov

ERWIN PROPERTIES 1 LP  
1137 MOCKINGBIRD CIRCLE  
ENNIS TX 75119

## COMMENT SOLICITATION SHEET FOR PLANNING &amp; ZONING CASE No. ZAXA-25-18

PID No. 183938

City of Ennis  
Inspection Services  
Received

DEC 02 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, December 8, 2025 at 6:00 PM and the City Commission on Tuesday, January 20, 2026 at 6:00PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

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

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on December 3, 2025.

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

<input checked="" type="checkbox"/> <b>IN FAVOR OF</b>   Signature      Walter Erwin	<b>IN PROTEST AGAINST</b>  I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.
Print Name _____	
Signature _____	
Print Name _____	
Signature _____	

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS PLANNING AND DEVELOPMENT  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
jbarake@ennistx.gov  
estubbs@ennistx.gov

ERWIN PROPERTIES 1 LP  
1137 MOCKINGBIRD CIRCLE  
ENNIS TX 75119



## City Commission – Regular Session



# Public Hearings - F

- **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.

Case No. ZAXA-25-18

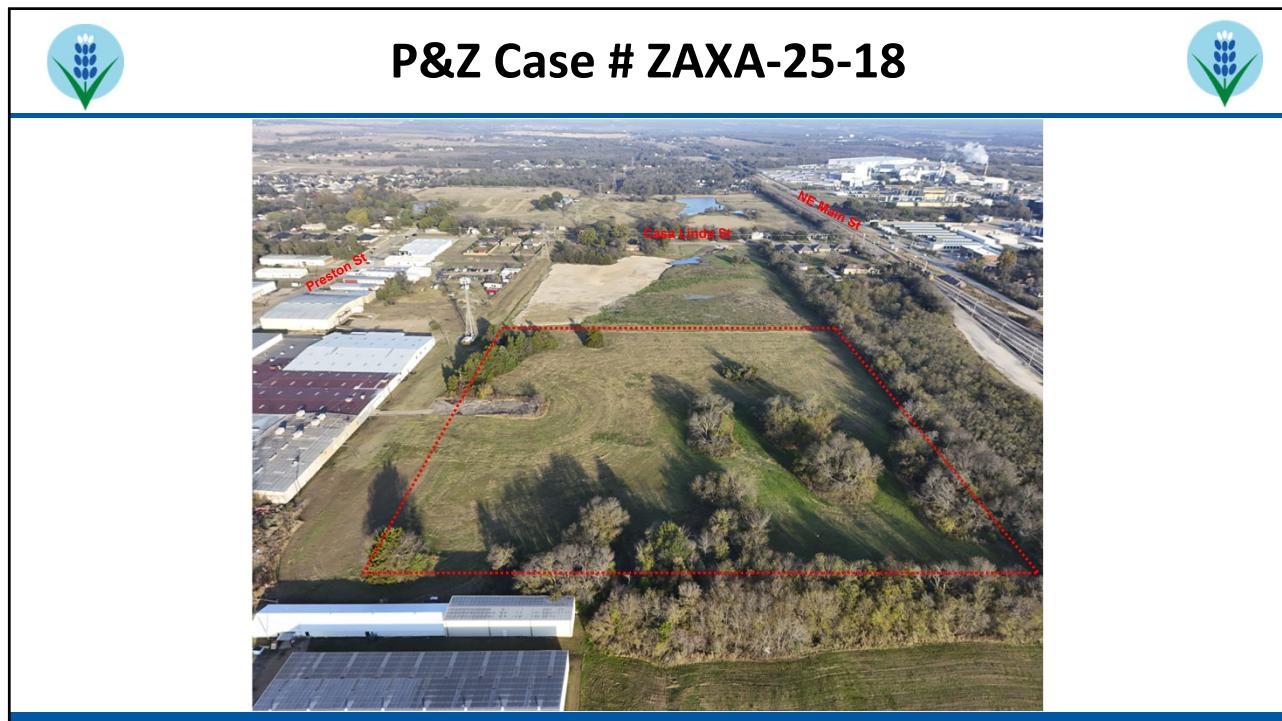
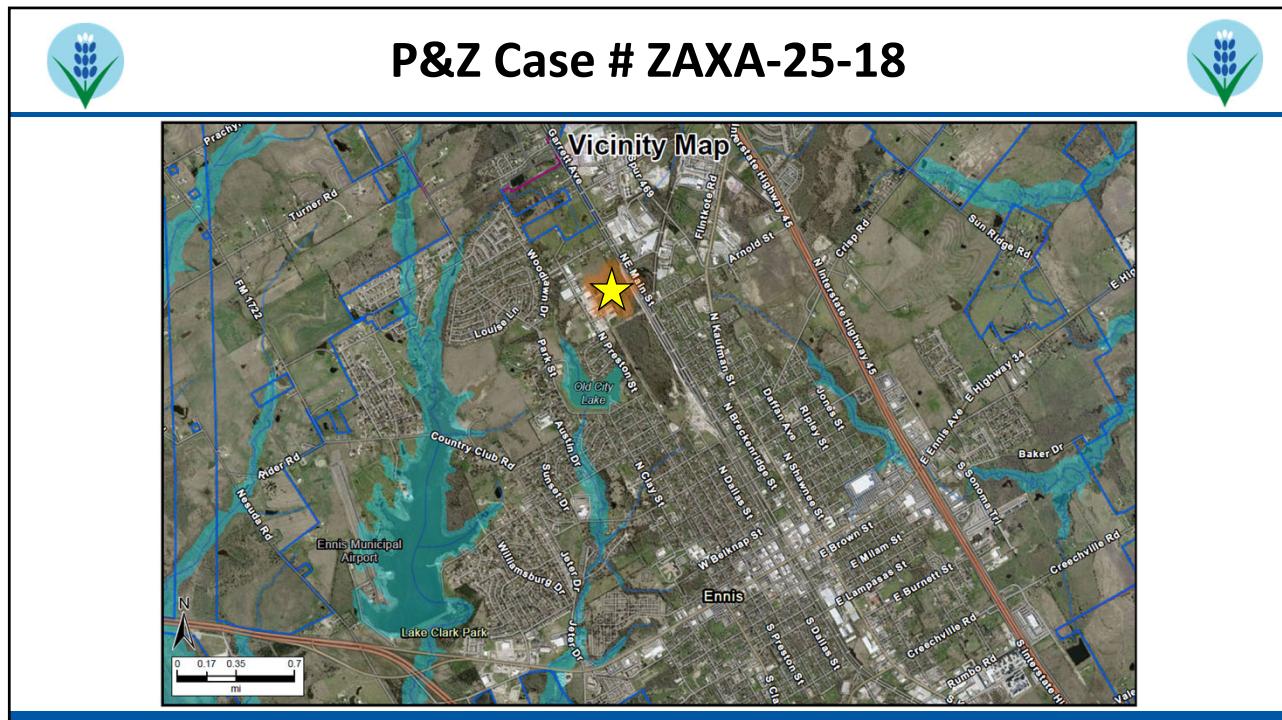


## P&Z Case # ZAXA-25-18



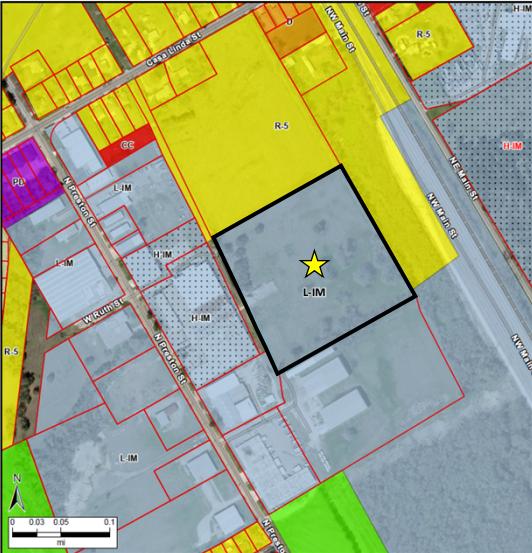
### Overview:

- Location: Ward 4
- Requested by: Chaucer Chern
- From: Light Industrial and Manufacturing (L-IM)
- To: Heavy Industrial and Manufacturing (H-IM)
- For: 10.976 Acres
- Use: Expansion of plastics manufacturing business located at 2400 N Preston St (Novelinks)
- Notices: 8 Surrounding Property Owners Notified
  - 3 Voted "In Favor" *Does Not require Super Majority Vote*
  - 0 Voted "In Protest"
- Case heard by P&Z Commission on 12/8/25
- P&Z Commission approved the request

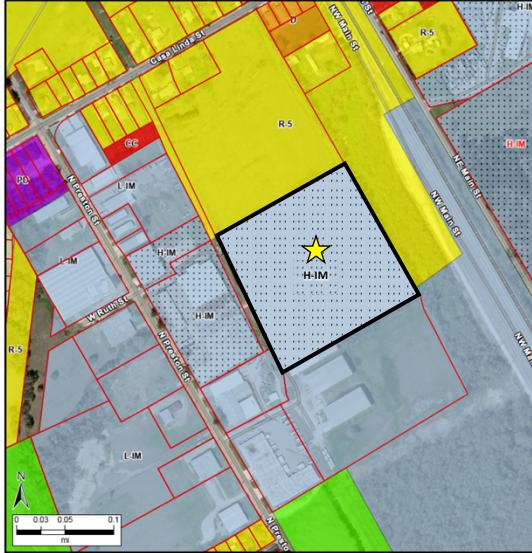


## P&Z Case # ZAXA-25-18

## Current Zoning

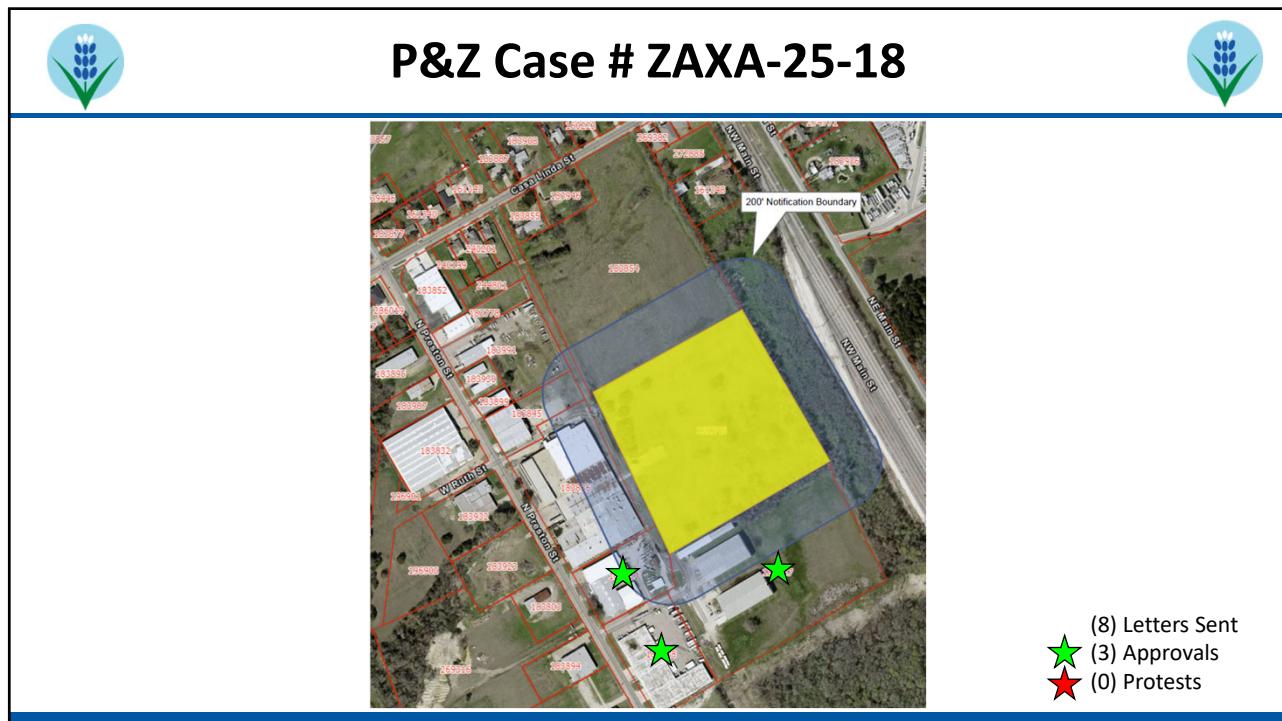
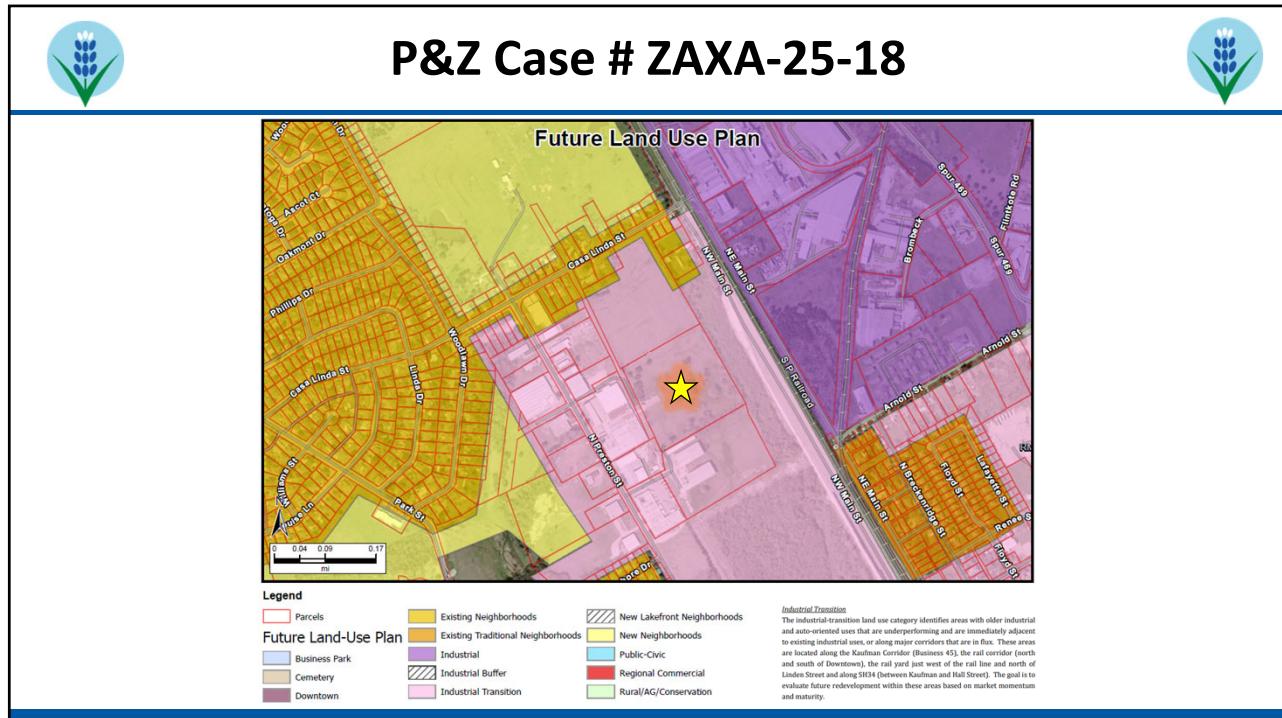


## Proposed Zoning



# P&Z Case # ZAXA-25-18





 **P&Z Case # ZAXA-25-18** 

**Overview:**

- Location: Ward 4
- Requested by: Chaucer Chern
- From: Light Industrial and Manufacturing (L-IM)
- To: Heavy Industrial and Manufacturing (H-IM)
- For: 10.976 Acres
- Use: Expansion of plastics manufacturing business located at 2400 N Preston St (Novelinks)
- Notices: 8 Surrounding Property Owners Notified
  - 3 Voted "In Favor" *Does Not require Super Majority Vote*
  - 0 Voted "In Protest"
- Case heard by P&Z Commission on 12/8/25
- P&Z Commission approved the request

**P&Z Commission Recommends Approval**

 **City Commission – Regular Session** 

## Public Hearings - F

- **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.

[Open the Public Hearing](#)  
[Public Comment](#)  
[Close the Public Hearing](#)

**Motion, Second, Discussion & Vote**

ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Discuss and consider approval of an Ordinance amending the Zoning and Zoning Map of the City of Ennis, Texas 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.  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** Planning & Development  
**Staff Contact:** Erica Stubbs, Senior Planner

**BACKGROUND INFORMATION:**

On December 8, 2025, the Planning and Zoning Commission held a public hearing and considered a 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 located behind 2400 North Preston Street between an existing TXU easement and the Union Pacific Railroad right-of-way in the City of Ennis, Ellis County, Texas, Ellis CAD ID 161346.

The Planning and Zoning Commission voted unanimously in favor of the zoning change.

The applicant is requesting to upzone the property to Heavy Industrial and Manufacturing (H-IM) for expansion of the Novelinks company currently operating at 2400 North Preston Street. Novelinks is a plastics manufacturer utilizing injection molding. In addition to manufacturing plastics, the company warehouses finished products at their location.

TCEQ does not require any permits, registration or record keeping for businesses that utilize equipment for injection molding (Ref. 30 TAC Section 106.394 & 30 TAC Section 106.4).

In addition to rezoning the property, a Specific Use Permit (SUP) is necessary to manufacture plastics at this location.

**FINANCIAL IMPACT:**

N/A

**POLICY IMPLICATIONS:**

N/A

**RECOMMENDATION:**

The Planning and Zoning Commission recommends approval.

**ALTERNATIVES:**

N/A

**ATTACHMENTS:**

[ORDINANCE NO.-Conduct a Public Hearing to amend the zoning classification on an approximate 10.976 acre tract of land from Light Industrial and Manufa - Pdf](#)



## ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF ENNIS TO AMEND THE ZONING CLASSIFICATION ON AN APPROXIMATE 10.976 ACRE TRACT OF LAND FROM LIGHT INDUSTRIAL AND MANUFACTURING (L-IM) DISTRICT TO HEAVY INDUSTRIAL AND MANUFACTURING DISTRICT (H-IM), SITUATED IN THE CLAIBORNE GARRETT SURVEY, ABSTRACT NO. 383, GENERALLY LOCATED BEHIND 2400 NORTH PRESTON STREET BETWEEN AN EXISTING TXU EASEMENT AND UNION PACIFIC RAILROAD RIGHT-OF-WAY IN THE CITY OF ENNIS, ELLIS COUNTY, TEXAS, ELLIS CAD ID 161346; PROVIDING FOR THE INCORPORATION OF FINDINGS; PROVIDING AN AMENDMENT; PROVIDING A ZONING MAP AMENDMENT; PROVIDING A SAVINGS/REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) PER DAY FOR EACH OFFENSE, AND EACH AND EVERY DAY ANY SUCH VIOLATION SHALL OCCUR OR CONTINUE SHALL BE A SEPARATE OFFENSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, Chaucer Chern (“Applicant”), acting as authorized representative for the landowner, 2400 N Preston, LLC, has requested to change the zoning classification from Light Industrial and Manufacturing District (L-IM) to Heavy Industrial and Manufacturing District (H-IM) on an approximate 10.976-acre tract of land, situated in the Clairborne Garrett Survey, Abstract No. 383, City of Ennis, Ellis County, Texas, generally located behind 2400 North Preston Street between an existing TXU easement and Union Pacific Railroad right-of-way, Ellis CAD ID 161346, and more particularly described and depicted in **Exhibit A**, attached hereto and incorporated herein (the “Property”); and

**WHEREAS**, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the “Planning and Zoning Commission”) has recommended to the City Commission to approve the

change in zoning district classification on the Property and to amend the official zoning map of the City (the “Zoning Map”) to reflect the H-IM zoning classification; and

**WHEREAS**, in accordance with Article 3.2.7 of the City of Ennis Unified Development Ordinance, the City Commission and the Planning and Zoning Commission have determined that the requested zoning change is in compliance with the comprehensive plan, establishes a use permitted under the ordinance, the proposed provision and configuration of public improvements shall be adequate to serve the development, and zoning change is in keeping with the intent and purpose of the City of Ennis Unified Development Ordinance; and

**WHEREAS**, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Commission at which it considered the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Commission does hereby find that the requested zoning accomplishes such objectives.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:**

**SECTION 1. Findings Incorporated.** The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2. Amendment.** The Unified Development Ordinance of the City of Ennis is hereby amended to change the zoning classification on the Property from Light Industrial and Manufacturing District (L-IM) to Heavy Industrial and Manufacturing District (H-IM). The Property shall be developed and used in accordance with all applicable City, state and federal laws, as they exist or may be in the future amended, including but not limited to building codes, fire codes and all accessibility standards as required by law.

**SECTION 3. Zoning Map Amendment.** The Official Zoning Map is hereby amended to reflect the change in zoning classification as set forth in this Ordinance.

**SECTION 4. Savings/Repealing Clause.** This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 5. Severability.** Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full

force and effect. The City of Ennis hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 6. Penalty Clause.** Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day or on which a violation occurs or continues.

**SECTION 7. Publication and Effective Date.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases require.

**PASSED AND APPROVED** by the City Commission of the City of Ennis, Texas on this 20th day of January, 2026.

---

KAMERON RABURN, Mayor

ATTEST:

---

ANGIE WADE, City Secretary

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

## Field Notes

10.976 Acres

Existing Light Industrial and Manufacturing L-IM Zoning

Proposed Heavy Industrial and Manufacturing H-IM Zoning

Being all that certain lot, tract or parcel of land situated in the Claiborne Garrett Survey, Abstract No. 383 in the City of Ennis, Ellis County, Texas, and being all of a called 11.009 acre Tract Two conveyed to 2400 N. Preston, LLC by deed as recorded in Volume 2831, Page 221 of the Official Public Records of Ellis County, Texas (OPRECT), said 11.009 acre tract being a portion of North Ennis Addition, an addition to the City of Ennis, Ellis County, Texas, according to the Plat thereof as recorded in Cabinet A, Slide 19 of the Plat Records of Ellis County, Texas (PRECT), and being more particularly described as follows:

Beginning at a 1/2" steel rod found for the west corner of said 11.009 acre tract and same for this tract and being the south corner of a called 10.923 acre tract of land as conveyed to Saul Diaz De Leon Martinez by deed as recorded in Instrument Number 2416094 OPRECT, and being in the northeast line of the Southern Traction Company tract as described in Volume 206, Page 586 of the Deed Records of Ellis County, Texas (DRECT), said 1/2" steel rod found having surface coordinate values of North = 6814550.627 feet and East = 2541597.345 feet, bearings and coordinates recited herein are based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites;

Thence N 58°53'00" E, 668.85 feet (Deed N 59°36'10" E, 668.92') along the northwest line of said 11.009 acre tract and same for this tract and along the southeast line of said 10.923 acre tract to the a 1/2" steel rod set for the north corner of said 11.009 acre tract and same for this tract and being the east corner of said 10.923 acre tract in the southwest line of a tract of land conveyed to the Houston & Texas Central Railroad (now Union Pacific Railroad) by deed as recorded in Volume 267, Page 379 DRECT;

Thence S 31°48'00" E, 687.15 feet (Deed S 31°04'50" E, 687.15') along the northeast line of said 11.009 acre tract and same for this tract and along the southwest line of said Union Pacific tract to a 1/2" steel rod set for the east corner of said 11.009 acre tract and same for this tract and being the north corner of a called 8.940 acre tract of land conveyed to Erwin Properties I, LP by deed as recorded in Volume 2647, Page 2386 OPRECT;

Thence S 58°37'09" W, 719.48 feet (Deed S 59°20'19" W, 723.66') along the southeast line of said 11.0009 acre tract and same for this tract and the northwest line of said 8.940 tract to a 5/8" steel rod with cap TXRCS found for the south corner of said 11.0009 acre tract and same for this tract and being the west corner of said 8.940 acre tract in the northeast line of said Southern Traction Company tract;

Thence N 27°36' 02" W, 691.72 feet (Deed N 26°32'26" W, 692.01') along the southwest line of said 11.0009 acre tract and same for this tract and along the northeast line of said Southern Traction Company tract to the POINT OF BEGINNING and containing approximately 478,098 square feet or 10.976 acres of land.



ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Conduct a Public Hearing regarding a request for a Specific Use Permit (SUP) for plastics manufacturing on an approximately 10.976-acre tract of land zoned Heavy Industrial and Manufacturing district (H-IM), 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.  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** Planning & Development  
**Staff Contact:** Erica Stubbs, Senior Planner

**BACKGROUND INFORMATION:**

On December 8, 2025, the Planning and Zoning Commission held a public hearing and considered a request for a Specific Use Permit for plastics manufacturing on an approximately 10.976-acre tract of land zoned Heavy Industrial and Manufacturing district (H-IM), located behind 2400 North Preston Street between an existing TXU easement and the Union Pacific Railroad right-of-way in the City of Ennis, Ellis County, Texas, Ellis CAD ID 161346.

The Planning and Zoning Commission voted unanimously in favor of the Specific Use Permit.

Novelinks, located at 2400 N Preston Street is seeking to obtain a Specific Use Permit in order to expand their operations. The Novelinks company manufactures plastics storage products using an injection molding process and warehouses the finished products. TCEQ does not require any permits, registration, or record keeping for businesses that utilize equipment for injection molding (Ref. 30 TAC Section 106.394 & 30 TAC Section 106.4).

A preliminary site plan has been included with the application. The site plan includes one proposed building for immediate construction with the potential to construct two additional buildings. Should the request for an SUP be granted, all plans will be required to meet all City adopted codes and standards.

**FINANCIAL IMPACT:**

N/A

**POLICY IMPLICATIONS:**

N/A

**RECOMMENDATION:**

The Planning and Zoning Commission recommends approval.

**ALTERNATIVES:**

N/A

**ATTACHMENTS:**

[SUP-25-4 LOI from Applicant](#)

[SUP-25-4 Zoning Exhibit](#)

[SUP-25-4 Site Plan](#)

[SUP-25-4 Novelinks Company Info](#)

[Air PBR 106.394 Plastic Compression an...ronmental Quality - www.tceq.texas](#)

[Title 30, TX Admin Code, Sec 106.394](#)

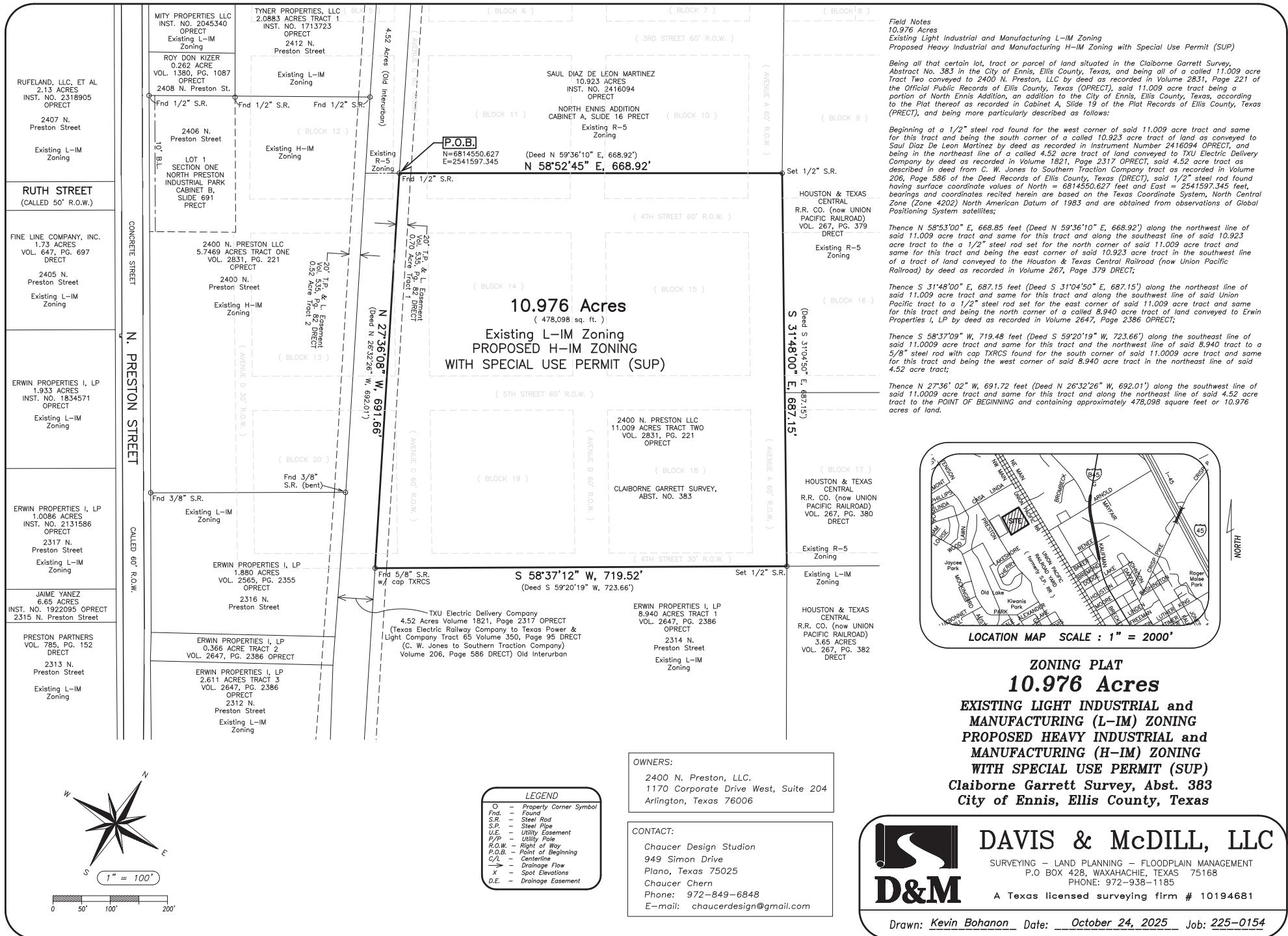
[Title 30, TX Admin Code, Sec 106.4](#)

[SUP-25-4 SPO Responses](#)

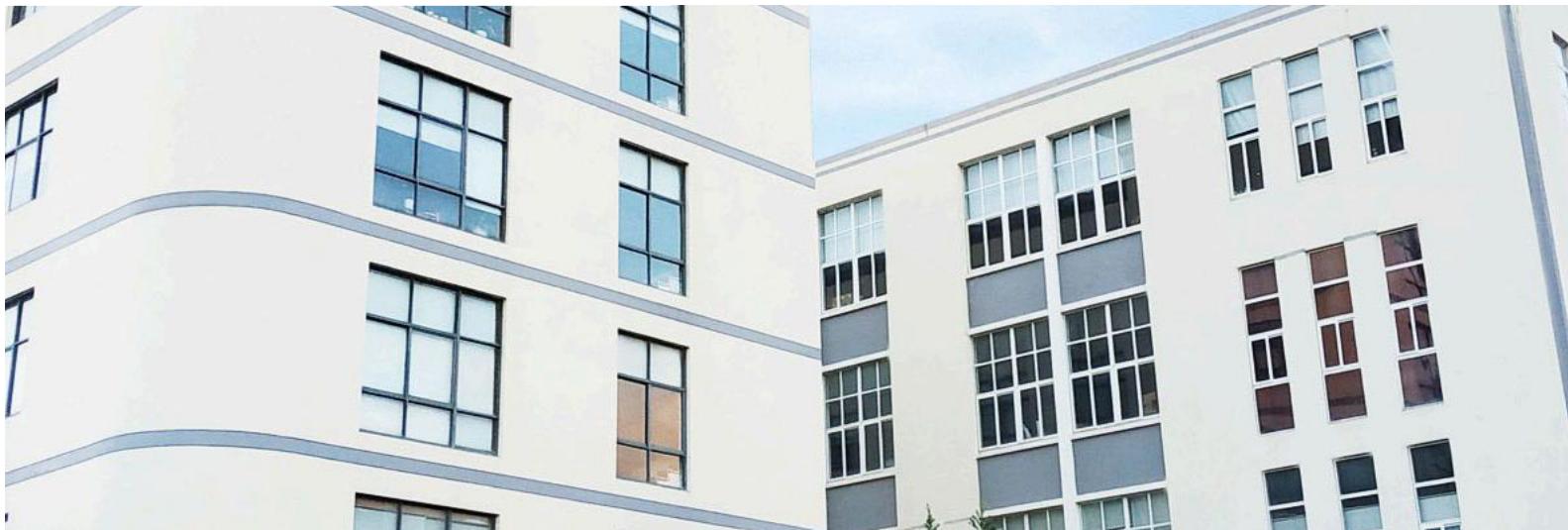
[SUP-25-4 PPT Slides](#)

The subject property is located behind 2400 N. Preston Street on the north side of Ennis, south of Casa Linda Drive and is 10.976 Acres in the Claiborne Garrett Survey, Abstract Number 383 owned by 2400 N. Preston, LLC, and is described in deed recorded in Volume 2831, Page 221 of the Official Public Records of Ellis County, Texas (OPRECT). This property is currently vacant and the owner wants to expand his existing business located on the property to the west of this tract. The subject property is currently zoned **L-IM (Light Industrial and Manufacturing)**. The owner would like to re-zone the property as **H-IM (Heavy Industrial and Manufacturing) with Special Use Permit (SUP)** for plastics distribution and manufacturing just like his existing property to the west at 2400 N. Preston Street. The subject tract is bounded on the west by a tract owned by Oncor (Old Interurban right of way formerly owned by Southern Traction Company) and just west of this is the owners other property at 2400 N. Preston Street currently zoned H-IM. The subject property is bounded on the south by L-IM zoning owned by Erwin Properties I, LP at 2314 N. Preston Street. The subject property is bounded on the north by vacant land zoned R-5. The subject property is bounded on the east by vacant land owned by Union Pacific Railroad and is partly zoned R-5 and partly zoned L-IM.

The normal hours of operation are 5 days a week, 3 shifts per day. Currently, there is no TCEQ permit for air quality for the existing facility. The process uses injection molding equipment, so there are no fumes, no odor, no noise, no health nor environmental issues.







## PRODUCTS LIST

- ▶ Craft Storage Box
- ▶ Beads Storgae Box
- ▶ Sationery Storage
- ▶ Notion Storage Box
- ▶ Shoes Storage Box
- ▶ Clear Bin
- ▶ Plastic Jar
- ▶ Other Storage Box

## CONTACT US

### Office

777 N Grove Road, suit 109, Richardson, TX, 75081

### Warehouse

2400 N Preston st, Ennis, TX, 75119

### Office hours

Mon - Fri 8:00 am - 4:30 PM

### Email

info@novelinks.com

## About Us

[Home](#) > [About us](#) >



Novelinks LLC, founded in 2014, is a manufacturer of plastic storage products. Our office and warehouse are located in Ennis, TX, 30 miles south of Dallas, within a 160,000 sq-ft production and warehouse facility. Equipped with 19 injection molding machines, robotic arms, and a fully automated central material feeding system, Novelinks has a daily production capacity exceeding 100,000 storage boxes. The Phase II expansion of the facility is currently underway.

Over the years, Novelinks' growth has been driven by continuous product innovation, diversification of product lines, and an unwavering commitment to meeting customer needs. We prioritize customer satisfaction by delivering popular designs, cost-effective products, competitive minimum order quantities (MOQs), rapid response times, and reliable delivery schedules. Our key clients include Michaels Stores, Hobby Lobby, Ross Stores, and other major retailers. Recognized as a flexible and trustworthy partner, Novelinks maintains long-term collaborations with its customers through consistent value creation.

Home / Permits, Registrations, and Reporting / Air Permits /  
PermitByRule / Subchapter Q /  
Air PBR 106.394: Plastic Compression and Injection Molding

**Questions or Comments:**  
[airperm@tceq.texas.gov](mailto:airperm@tceq.texas.gov)

## **Air PBR 106.394: Plastic Compression and Injection Molding**

**Equipment used for compression molding and injection molding of plastics is permitted by rule under 30 TAC Section 106.394. No registration or recordkeeping is required.**

Equipment used for compression molding and injection molding of plastics is permitted by rule under Title 30, Texas Administrative Code (30 TAC), **Section 106.394** [↗](#). To qualify for this permit by rule (PBR), your facility must also meet the general conditions stated in 30 TAC **Section 106.4** [↗](#).

This PBR does not require you to register, keep records, or pay a fee. However, at any time a TCEQ investigator could ask you to collect and present supporting information.

### **Questions? We Can Help**

If you have questions about this or any other PBR, contact us:

**e-mail:** [airperm@tceq.texas.gov](mailto:airperm@tceq.texas.gov)

**phone:** 512/239-1250

**Air Permitting Home**

**Status of Air Permits and Permit Applications**

**Air Permits by Rule**

**New Source Review**

**Title V Air Operating Permits**

**Air Permitting Rules and Rulemaking**

**Index of Common Permitted Facilities**

 **How are we doing? Take our customer satisfaction survey**

TEXAS ADMINISTRATIVE CODE: As in effect on 12/2/2025.

TITLE 30. ENVIRONMENTAL QUALITY

PART 1. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

CHAPTER 106. PERMITS BY RULE

SUBCHAPTER Q. PLASTICS AND RUBBER

§106.394. Plastic Compression and Injection Molding.

Equipment used for compression molding and injection molding of plastics is permitted by rule.

TEXAS ADMINISTRATIVE CODE: As in effect on 12/2/2025.

**TITLE 30. ENVIRONMENTAL QUALITY**

**PART 1. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**

**CHAPTER 106. PERMITS BY RULE**

**SUBCHAPTER A. GENERAL REQUIREMENTS**

**§106.4. Requirements for Permitting by Rule.**

(a) To qualify for a permit by rule, the following general requirements must be met.

(1) Total actual emissions authorized under permit by rule from the facility shall not exceed the following limits, as applicable:

(A) 250 tons per year (tpy) of carbon monoxide (CO) or nitrogen oxides (NO<sub>X</sub>);

(B) 25 tpy of volatile organic compounds (VOC), sulfur dioxide (SO<sub>2</sub>), or inhalable particulate matter (PM);

(C) 15 tpy of particulate matter with diameters of 10 microns or less (PM<sub>10</sub>);

(D) 10 tpy of particulate matter with diameters of 2.5 microns or less (PM<sub>2.5</sub>); or

(E) 25 tpy of any other air contaminant except:

(i) water, nitrogen, ethane, hydrogen, and oxygen; and

(ii) notwithstanding any provision in any specific permit by rule to the contrary, greenhouse gases as defined in §101.1 of this title (relating to Definitions).

(2) Any facility or group of facilities, which constitutes a new major stationary source, as defined in §116.12 of this title (relating to Nonattainment and Prevention of Significant Deterioration Review Definitions), or any modification which constitutes a major modification, as defined in §116.12 of this title, under the new source review requirements of the Federal Clean Air Act (FCAA), Part D (Nonattainment) as amended by the FCAA Amendments of 1990, and regulations promulgated thereunder, must meet the permitting requirements of Chapter 116,

Subchapter B of this title (relating to New Source Review Permits) and cannot qualify for a permit by rule under this chapter. Persons claiming a permit by rule under this chapter should see the requirements of §116.150 of this title (relating to New Major Source or Major Modification in Ozone Nonattainment Areas) to ensure that any applicable netting requirements have been satisfied.

(3) Any facility or group of facilities, which constitutes a new major stationary source, as defined in 40 Code of Federal Regulations (CFR) §52.21, or any change which constitutes a major modification, as defined in 40 CFR §52.21, under the new source review requirements of the FCAA, Part C (Prevention of Significant Deterioration) as amended by the FCAA Amendments of 1990, and regulations promulgated thereunder because of emissions of air contaminants other than greenhouse gases, must meet the permitting requirements of Chapter 116, Subchapter B of this title and cannot qualify for a permit by rule under this chapter. Notwithstanding any provision in any specific permit by rule to the contrary, a new major stationary source or major modification which is subject to Chapter 116, Subchapter B, Division 6 of this title due solely to emissions of greenhouse gases may use a permit by rule under this chapter for air contaminants that are not greenhouse gases. However, facilities or projects which require a prevention of significant deterioration permit due to emissions of greenhouse gases may not commence construction or operation until the prevention of significant deterioration permit is issued.

(4) Unless at least one facility at an account has been subject to public notification and comment as required in Chapter 116, Subchapter B or Subchapter D of this title (relating to New Source Review Permits or Permit Renewals), total actual emissions from all facilities permitted by rule at an account shall not exceed 250 tpy of CO or NO<sub>X</sub>; or 25 tpy of VOC or SO<sub>2</sub> or PM; or 15 tpy of PM<sub>10</sub>; or 10 tpy of PM<sub>2.5</sub>; or 25 tpy of any other air contaminant except water, nitrogen, ethane, hydrogen, oxygen, and GHGs (as specified in §106.2 of this title (relating to Applicability)).

(5) Construction or modification of a facility commenced on or after the effective date of a revision of this section or the effective date of a revision to a specific permit by rule in this chapter must meet the revised requirements to qualify for a permit by rule.

(6) A facility shall comply with all applicable provisions of the FCAA, §111 (Federal New Source Performance Standards) and §112 (Hazardous Air Pollutants), and the new source review requirements of the FCAA, Part C and Part D and regulations promulgated thereunder.

(7) There are no permits under the same commission account number that contain a condition or conditions precluding the use of a permit by rule under this chapter.

(8) The proposed facility or group of facilities shall obtain allowances for NO<sub>X</sub> if they are subject to Chapter 101, Subchapter H, Division 3 of this title (relating to Mass Emissions Cap and Trade Program).

(b) No person shall circumvent by artificial limitations the requirements of §116.110 of this title (relating to Applicability).

(c) The emissions from the facility shall comply with all rules and regulations of the commission and with the intent of the Texas Clean Air Act (TCAA), including protection of health and property of the public, and all emissions control equipment shall be maintained in good condition and operated properly during operation of the facility.

(d) Facilities permitted by rule under this chapter are not exempted from any permits or registrations required by local air pollution control agencies. Any such requirements must be in accordance with Texas Health and Safety Code, §382.113 and any other applicable law.

DEC 02 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, December 8, 2025 at 6:00 PM and the City Commission on Tuesday, January 20, 2026 at 6:00PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

**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**

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on December 3, 2025.

*In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.*

*In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.*

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

<input checked="" type="checkbox"/> <b>IN FAVOR OF</b>   Signature <i>Walter Erwin</i>	<b>IN PROTEST AGAINST</b>  I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.  Print Name _____  Signature _____  Print Name _____  Signature _____
--	---

PLEASE MAIL OR DELIVER TO:  
**CITY OF ENNIS PLANNING AND DEVELOPMENT**  
**108 W KNOX ST**  
**ENNIS, TEXAS 75119**

OR

E-MAIL TO  
**jbarake@ennistx.gov**  
**estubbs@ennistx.gov**

**ERWIN PROPERTIES I LP**  
**1137 MOCKINGBIRD CIR**  
**ENNIS TX 75119**

## COMMENT SOLICITATION SHEET FOR PLANNING &amp; ZONING CASE No. SUP-25-4

PID No. 183937

City of Ennis  
Inspection Services  
Received

DEC 08 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, December 8, 2025 at 6:00 PM and the City Commission on Tuesday, January 20, 2026 at 6:00PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

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

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on December 3, 2025.

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

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---



IN FAVOR OF

Signature

Walter Erwin

IN PROTEST AGAINST

I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.

Print Name

Signature

Print Name

Signature

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS PLANNING AND DEVELOPMENT  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
jbarake@ennistx.gov  
estubbs@ennistx.gov

ERWIN PROPERTIES 1 LP  
1137 MOCKINGBIRD CIRCLE  
ENNIS TX 75119

PID No. 183938

DEC 02 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, December 8, 2025 at 6:00 PM and the City Commission on Tuesday, January 20, 2026 at 6:00PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

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

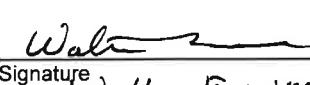
Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on December 3, 2025.

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

<input checked="" type="checkbox"/> <b>IN FAVOR OF</b>   Signature: Walter Erwin	<b>IN PROTEST AGAINST</b>  I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.  Print Name _____  Signature _____  Print Name _____  Signature _____
--	---

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS PLANNING AND DEVELOPMENT  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
jbarake@ennistx.gov  
estubbs@ennistx.gov

ERWIN PROPERTIES 1 LP  
1137 MOCKINGBIRD CIRCLE  
ENNIS TX 75119



## City Commission – Regular Session



### Public Hearings - F

- **F. \_\_** - Conduct a public hearing and 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.

Case No. SUP-25-4

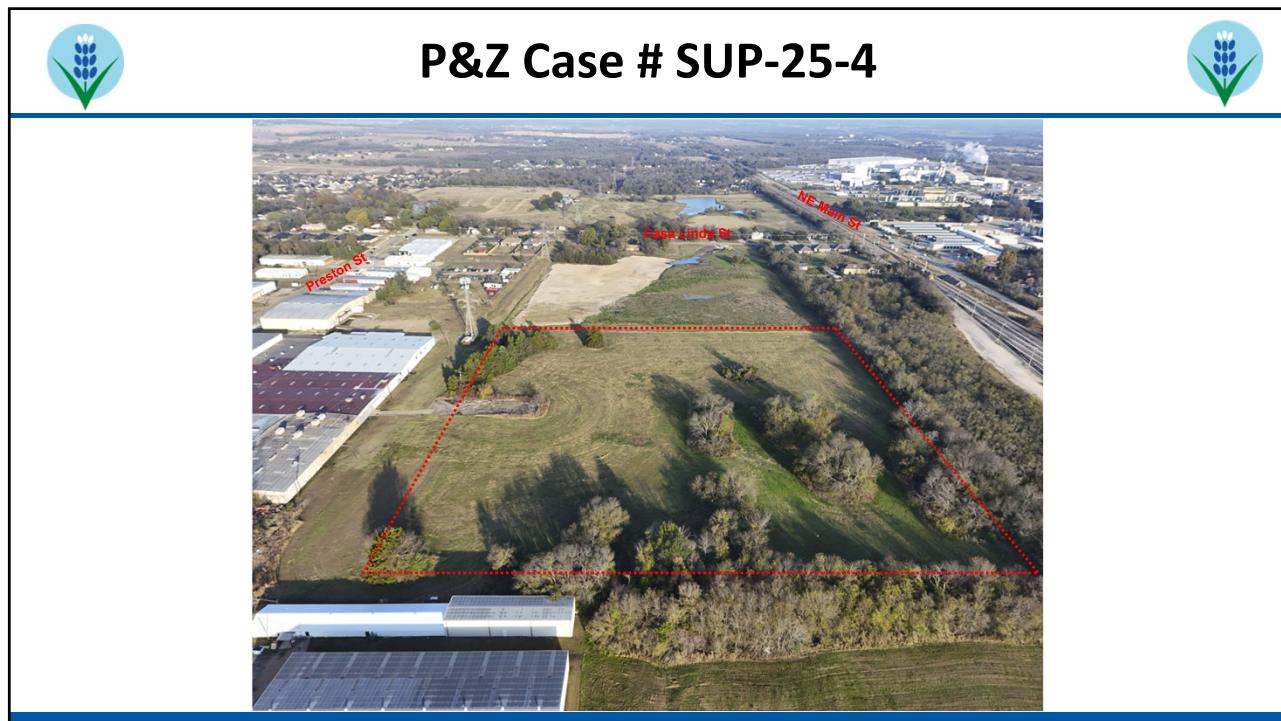
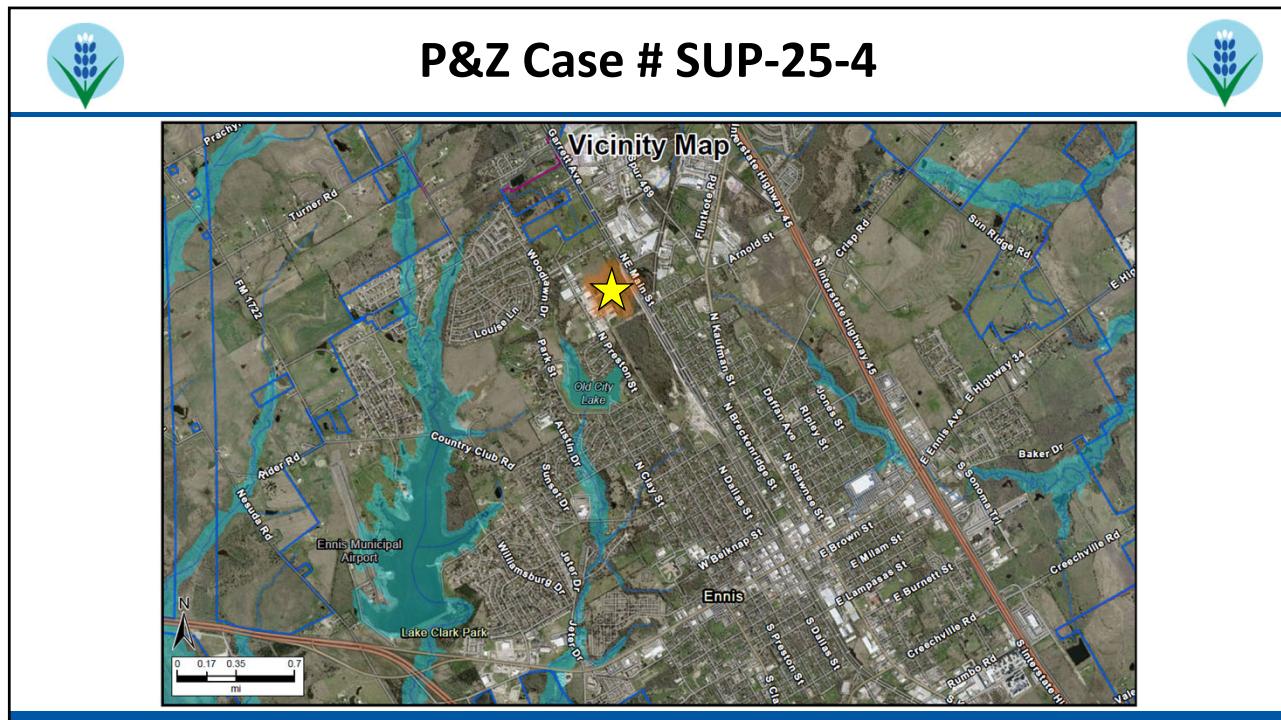


### P&Z Case # SUP-25-4



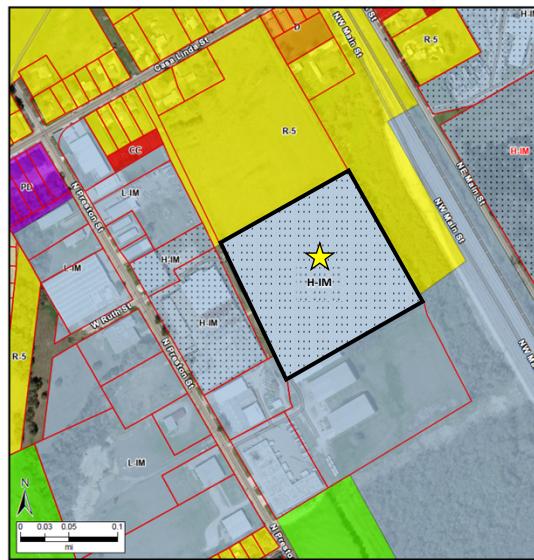
#### Overview:

- Location: Ward 4
- Requested by: Chaucer Chern
- For: 10.976 Acres, Expansion of plastics manufacturing business located at 2400 N Preston St (Novelinks)
- Specific Use Permit: Plastics Manufacturing in H-IM District
- Expiration: - 12 months from date of approval by Ordinance if use **has not** commenced  
- Vacant of building, premises or land use for a period in excess of 180 days
- Notices: 8 Surrounding Property Owners Notified
  - 3 Voted "In Favor" **Does Not require Super Majority Vote**
  - 0 Voted "In Protest"
- Case heard by P&Z Commission on 12/8/25
- P&Z Commission approved the request

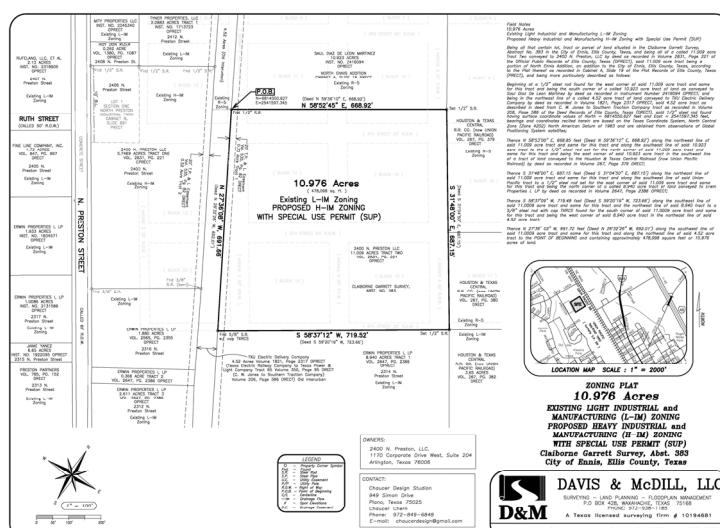


# P&Z Case # SUP-25-4

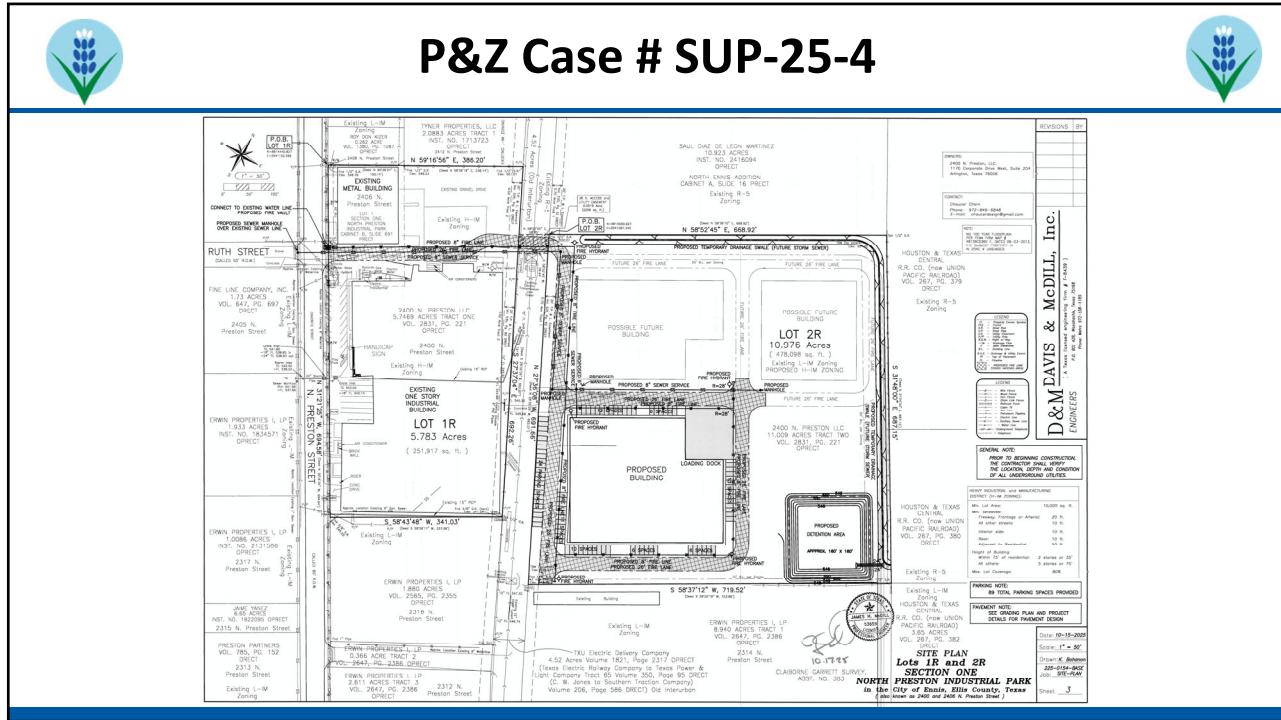
## Proposed Zoning



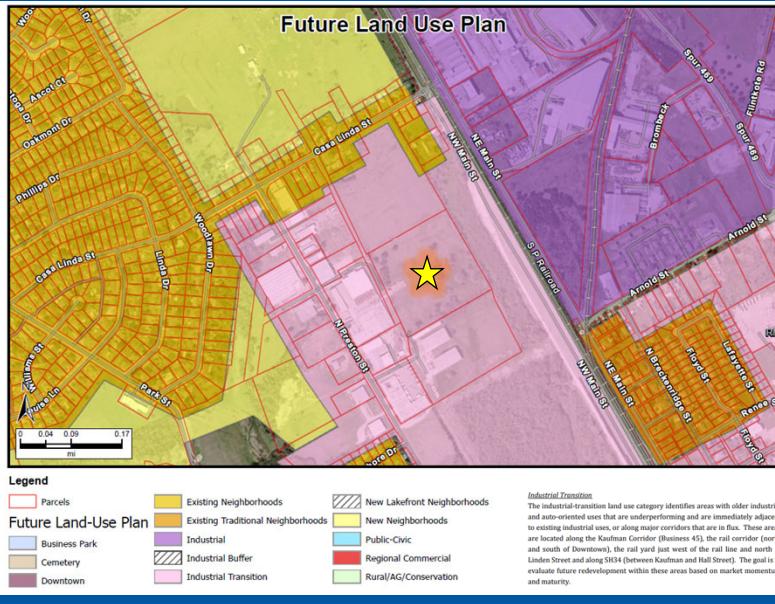
# P&Z Case # SUP-25-4

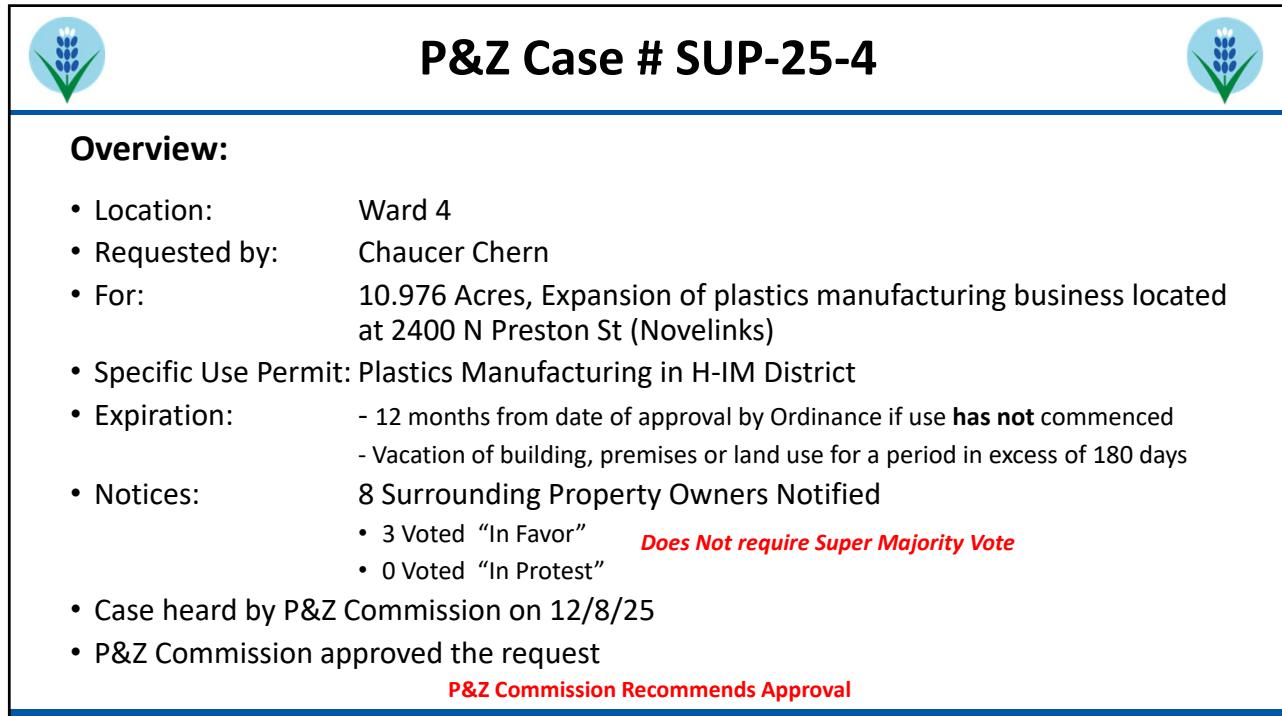
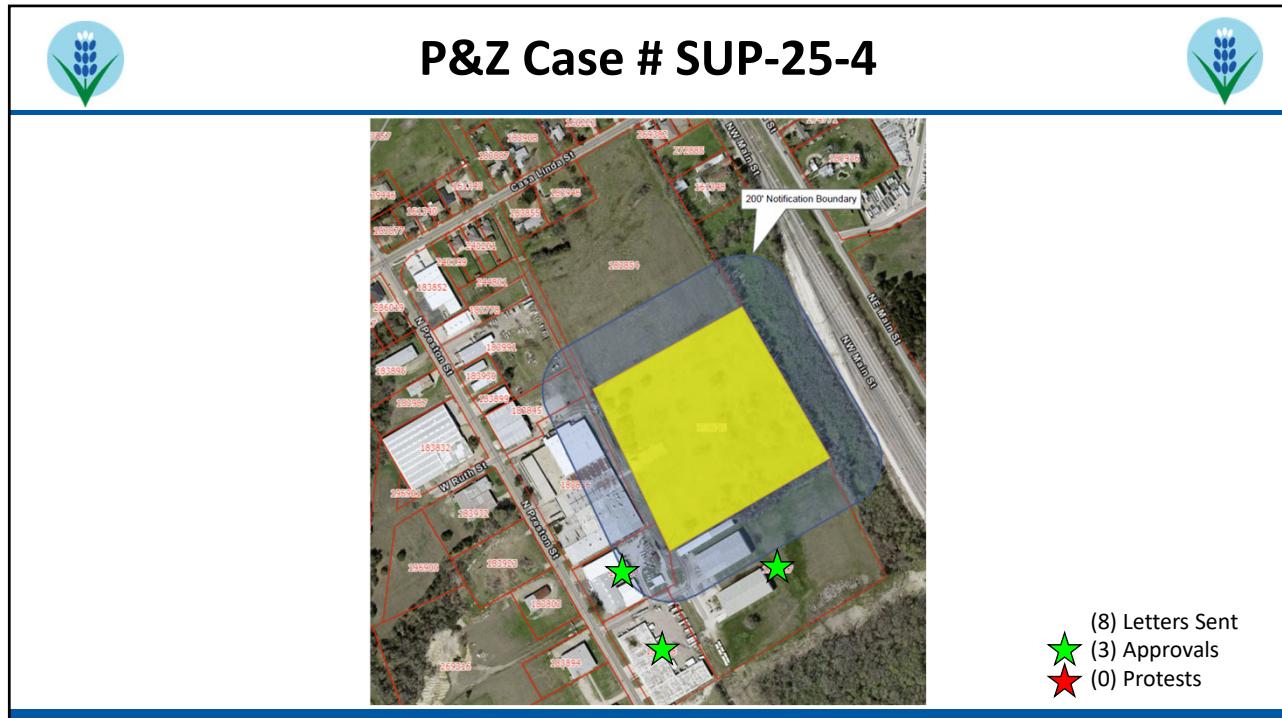


# P&Z Case # SUP-25-4



# P&Z Case # SUP-25-4







## City Commission – Regular Session



# Public Hearings - F

- **F.\_\_\_\_** - Conduct a public hearing and 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.

[Open the Public Hearing](#)

[Public Comment](#)

[Close the Public Hearing](#)

[Motion, Second, Discussion & Vote](#)

ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Discuss and consider approval of an Ordinance granting a Specific Use Permit (SUP) for plastics manufacturing on an approximately 10.976-acre tract of land zoned Heavy Industrial and Manufacturing district (H-IM), 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.  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** Planning & Development  
**Staff Contact:** Erica Stubbs, Senior Planner

**BACKGROUND INFORMATION:**

On December 8, 2025, the Planning and Zoning Commission held a public hearing and considered a request for a Specific Use Permit for plastics manufacturing on an approximately 10.976-acre tract of land zoned Heavy Industrial and Manufacturing district (H-IM), located behind 2400 North Preston Street between an existing TXU easement and the Union Pacific Railroad right-of-way in the City of Ennis, Ellis County, Texas, Ellis CAD ID 161346.

The Planning and Zoning Commission voted unanimously in favor of the Specific Use Permit.

Novelinks, located at 2400 N Preston Street is seeking to obtain a Specific Use Permit in order to expand their operations. The Novelinks company manufactures plastics storage products using an injection molding process and warehouses the finished products. TCEQ does not require any permits, registration, or record keeping for businesses that utilize equipment for injection molding (Ref. 30 TAC Section 106.394 & 30 TAC Section 106.4).

A preliminary site plan has been included with the application. The site plan includes one proposed building for immediate construction with the potential to construct two additional buildings. Should the request for an SUP be granted, all plans will be required to meet all City adopted codes and standards.

**FINANCIAL IMPACT:**

N/A

**POLICY IMPLICATIONS:**

N/A

**RECOMMENDATION:**

The Planning and Zoning Commission recommends approval.

**ALTERNATIVES:**

N/A

**ATTACHMENTS:**

[ORDINANCE NO.-Conduct a public hearing and discuss and consider granting an SUP for plastics manufacturing for an approximate 10.976 acre tract of lan - Pdf](#)



## ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, GRANTING A SPECIFIC USE PERMIT FOR PLASTICS MANUFACTURING ON AN APPROXIMATE 10.976 ACRE TRACT OF LAND, ZONED HEAVY INDUSTRIAL AND MANUFACTURING DISTRICT (H-IM), SITUATED IN THE CLAIBORNE GARRETT SURVEY, ABSTRACT NO. 383, GENERALLY LOCATED BEHIND 2400 NORTH PRESTON STREET BETWEEN AN EXISTING TXU EASEMENT AND UNION PACIFIC RAILROAD RIGHT-OF-WAY IN THE CITY OF ENNIS, ELLIS COUNTY, TEXAS, ELLIS CAD ID 161346; PROVIDING FOR THE INCORPORATION OF FINDINGS; PROVIDING FOR THE AMENDMENT AND CONDITIONS OF APPROVAL; PROVIDING FOR AN OFFICIAL ZONING MAP AMENDMENT; PROVIDING FOR LAND USE REGULATIONS; PROVIDING A SAVINGS/REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) PENALTY CLAUSE FOR EACH OFFENSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, Chaucer Chern (“Applicant”), acting as authorized representative for the landowner, 2400 N Preston, LLC, has requested a Specific Use Permit (“SUP”) for plastics manufacturing to be located on an approximate 10.976 acre tract of land zoned Heavy Industrial and Manufacturing (H-IM), situated in the Claiborne Garrett Survey, Abstract No. 383, generally located behind 2400 North Preston Street between an existing TXU easement and Union Pacific Railroad right-of-way, Ellis CAD ID 161346, and more particularly described in Exhibit A, attached hereto and incorporated herein (the “Property”); and

**WHEREAS**, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the “Planning and Zoning Commission”) has recommended to the City Commission approval of the SUP; and

**WHEREAS**, in accordance with Article 3.3.3 of the City of Ennis Unified Development Ordinance, the City Commission and the Planning and Zoning Commission have determined that the requested Specific Use Permit is in compliance with the comprehensive plan, establishes a

use permitted under the ordinance, the location is clearly defined by the attached **Exhibit A**, is wholly compatible with the use and permitted development of adjacent properties, mitigates traffic impacts, and is in keeping with the intent and purpose of the City of Ennis Unified Development Ordinance; and

**WHEREAS**, after complying with all legal notices, requirements and conditions, a public hearing was held before the City Commission at which it considered the recommendation of the Planning and Zoning Commission and, among other things, the review criteria in Sections 3.2.7(2) and 3.3 of the Unified Development Ordinance, and concluded that an SUP should be granted subject to the conditions set forth in this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:**

**SECTION 1. Findings Incorporated.** The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2. Specific Use Permit Granted.** A Specific Use Permit (SUP) for plastics manufacturing is granted to 2400 N Preston, LLC, for the Property, subject to the following conditions:

1. If the use for which the SUP granted has not commenced within one (1) year of the date of this Ordinance, then the SUP shall expire, unless an extension is approved by the City Commission;
2. In the event the building, premises, or land use under this Ordinance is voluntarily vacated for a period in excess of 180 days, the SUP shall expire unless a new separate Specific Use Permit is granted for continuation of the same;
3. The SUP may not be transferred or assigned. The City Commission may initiate repeal of the SUP upon a change of ownership of the Property;
4. Injection and compression molding is permissible under the SUP. Other forms of plastics manufacturing are not permitted.

**SECTION 3. Zoning Map Amendment.** The Official Zoning Map shall be amended to denote the Specific Use Permit granted by this Ordinance.

**SECTION 4. Land Use Regulations.** The regulations contained in the Unified Development Ordinance, as amended, shall control, except as expressly modified by this Ordinance.

**SECTION 5. Savings/Repealing Clause.** This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has

arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 6. Severability.** Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. City of Ennis hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 7. Penalty.** Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000) for each offense, and a separate offense shall be deemed to be committed upon each day or on which a violation occurs or continues.

**SECTION 8. Effective Date.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases require.

**PASSED AND APPROVED** by the City Commission of the City of Ennis, Texas on this 20th day of January, 2026.

---

KAMERON RABURN, Mayor

ATTEST:

---

ANGIE WADE, City Secretary

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

## Field Notes

10.976 Acres

Existing Light Industrial and Manufacturing L-IM Zoning

Proposed Heavy Industrial and Manufacturing H-IM Zoning with  
Special Use Permit (SUP)

Being all that certain lot, tract or parcel of land situated in the Claiborne Garrett Survey, Abstract No. 383 in the City of Ennis, Ellis County, Texas, and being all of a called 11.009 acre Tract Two conveyed to 2400 N. Preston, LLC by deed as recorded in Volume 2831, Page 221 of the Official Public Records of Ellis County, Texas (OPRECT), said 11.009 acre tract being a portion of North Ennis Addition, an addition to the City of Ennis, Ellis County, Texas, according to the Plat thereof as recorded in Cabinet A, Slide 19 of the Plat Records of Ellis County, Texas (PRECT), and being more particularly described as follows:

Beginning at a 1/2" steel rod found for the west corner of said 11.009 acre tract and same for this tract and being the south corner of a called 10.923 acre tract of land as conveyed to Saul Diaz De Leon Martinez by deed as recorded in Instrument Number 2416094 OPRECT, and being in the northeast line of a called 4.52 acre tract of land conveyed to TXU Electric Delivery Company by deed as recorded in Volume 1821, Page 2317 OPRECT, said 4.52 acre tract as described in deed from C. W. Jones to Southern Traction Company tract as recorded in Volume 206, Page 586 of the Deed Records of Ellis County, Texas (DRECT), said 1/2" steel rod found having surface coordinate values of North = 6814550.627 feet and East = 2541597.345 feet, bearings and coordinates recited herein are based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellites;

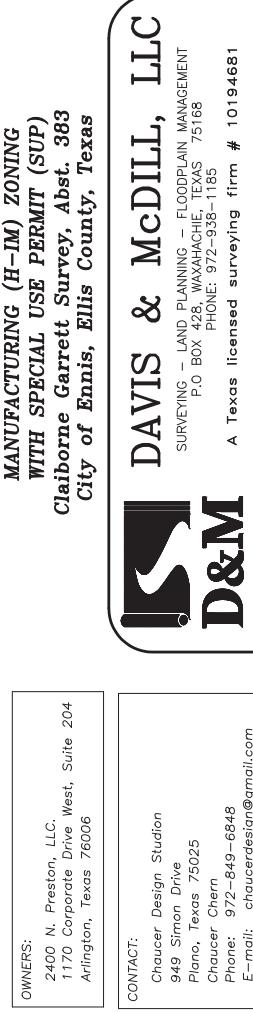
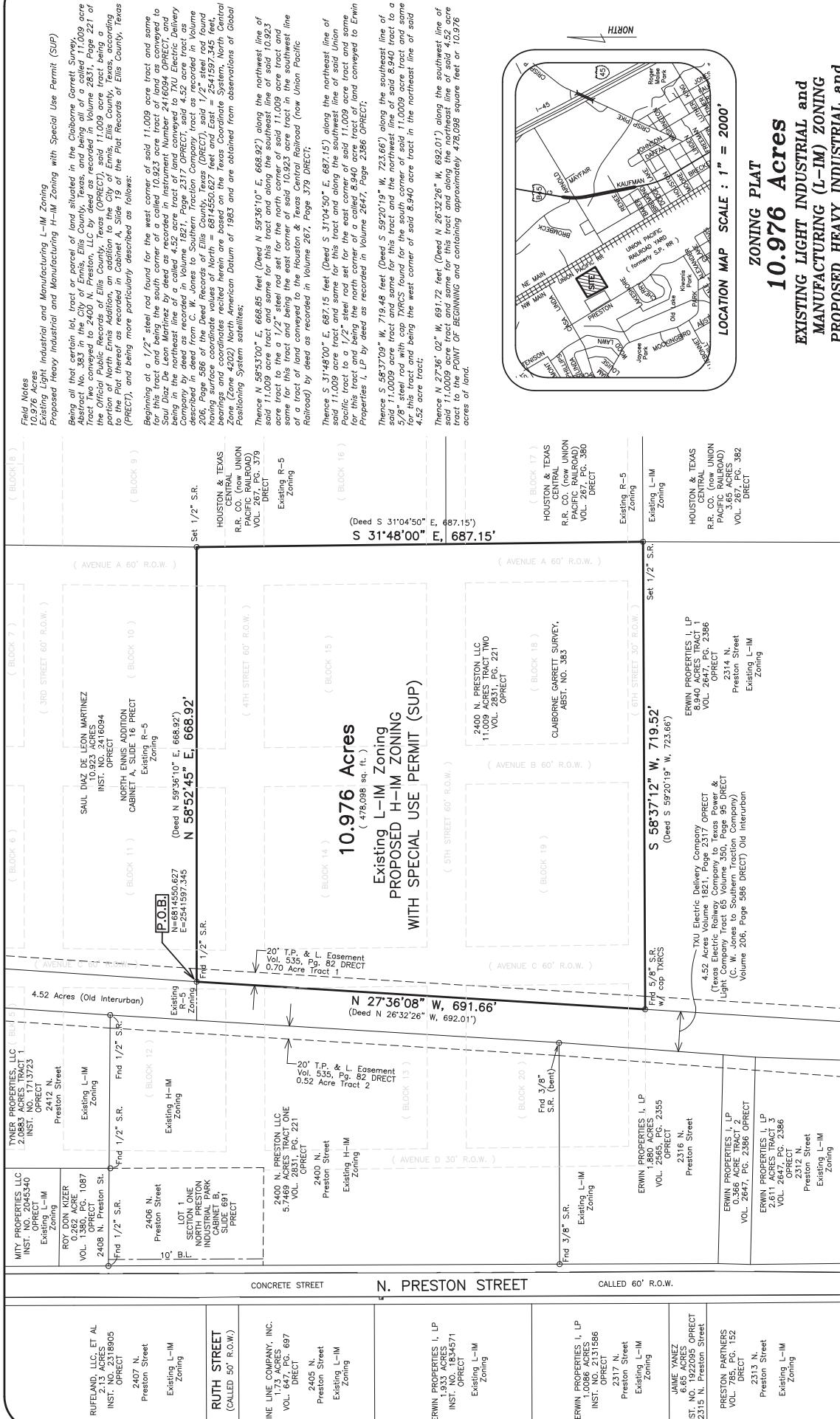
Thence N 58°53'00" E, 668.85 feet (Deed N 59°36'10" E, 668.92') along the northwest line of said 11.009 acre tract and same for this tract and along the southeast line of said 10.923 acre tract to the a 1/2" steel rod set for the north corner of said 11.009 acre tract and same for this tract and being the east corner of said 10.923 acre tract in the southwest line of a tract of land conveyed to the Houston &

Texas Central Railroad (now Union Pacific Railroad) by deed as recorded in Volume 267, Page 379 DRECT;

Thence S 31°48'00" E, 687.15 feet (Deed S 31°04'50" E, 687.15') along the northeast line of said 11.009 acre tract and same for this tract and along the southwest line of said Union Pacific tract to a 1/2" steel rod set for the east corner of said 11.009 acre tract and same for this tract and being the north corner of a called 8.940 acre tract of land conveyed to Erwin Properties I, LP by deed as recorded in Volume 2647, Page 2386 OPRECT;

Thence S 58°37'09" W, 719.48 feet (Deed S 59°20'19" W, 723.66') along the southeast line of said 11.0009 acre tract and same for this tract and the northwest line of said 8.940 tract to a 5/8" steel rod with cap TXRCS found for the south corner of said 11.0009 acre tract and same for this tract and being the west corner of said 8.940 acre tract in the northeast line of said 4.52 acre tract;

Thence N 27°36' 02" W, 691.72 feet (Deed N 26°32'26" W, 692.01') along the southwest line of said 11.0009 acre tract and same for this tract and along the northeast line of said 4.52 acre tract to the POINT OF BEGINNING and containing approximately 478,098 square feet or 10.976 acres of land.



Drawn: Kevin Bohanon Date: October 24, 2025 Job: 225-014

ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Discuss and consider a Resolution ordering a Joint General Election to be held in the City of Ennis, Texas, on May 2, 2026, for the purpose of electing a Mayor Pro Tem, a City Commissioner Ward 2, and a City Commissioner Ward 4, each for a three-year term.  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** City Secretary  
**Staff Contact:** Angie Wade, City Secretary

**BACKGROUND INFORMATION:**

Texas State Election Code, Title 4, Chapter 41, sets the first Saturday in May as a uniform election date for municipal general elections.

In accordance with the Charter of the City of Ennis, Texas, specifically Article III, Section 3.02 thereof, the proposed resolution calls for an election to be held on May 2, 2026, to elect a Mayor Pro Tem, a City Commissioner Ward 2, and a City Commissioner Ward 4, each for a three-year term.

**FINANCIAL IMPACT:**

Election costs funded in 001-100-44110

**RECOMMENDATION:**

Staff recommends approval

**ATTACHMENTS:**

[RESOLUTION NO.-Election Order May 2, 2026 - Pdf](#)



**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, ORDERING A JOINT GENERAL ELECTION TO BE HELD ON THE MAY 2, 2026, UNIFORM ELECTION DAY FOR THE PURPOSE OF ELECTING A MAYOR PRO TEM, A CITY COMMISSIONER WARD 2, AND A CITY COMMISSIONER WARD 4, EACH SERVING A THREE YEAR TERM; DESIGNATING LOCATIONS OF POLLING PLACES; DESIGNATING FILING DEADLINES; PROVIDING FOR A RUNOFF ELECTION; ORDERING NOTICES OF ELECTION TO BE GIVEN AS PRESCRIBED BY LAW; AND AUTHORIZING EXECUTION OF A JOINT ELECTION CONTRACT WITH THE ELLIS COUNTY ELECTIONS ADMINISTRATOR.**

**WHEREAS**, pursuant to the Election Code of the State of Texas and the City of Ennis Charter, it is provided that a Joint General Election shall be held for the purpose of electing officials of said municipality; and

**WHEREAS**, the Ennis City Commission has determined that a Joint Election Contract between the City of Ennis, and other participating Political Sub-Divisions, and the Ellis County Elections Administrator for election services and equipment is in the best interest of the City of Ennis.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TX:**

**SECTION 1.** The City Commission of the City of Ennis, Texas, at a regular meeting held on this the 20th day of January, 2026, does hereby order a General Election for the City of Ennis, Texas, to be held on the May 2, 2026, Uniform Election Day, for the purpose of electing a Mayor Pro Tem, a City Commissioner Ward 2, and a City Commissioner Ward 4, who shall each serve for a period of three (3) years or until their successors have been duly qualified.

**SECTION 2.** A Joint Election Contract shall be submitted to the Commission for consideration/approval in March 2026, and will provide that the contracting officer shall (a) arrange for notification, training, and compensation of all presiding judges, alternate judges, clerks for the polling site, Central Counting Station, and early voting ballot board, (b) procure, prepare, and distribute voting machines, election kits and election supplies, (c) be appointed as the Early Voting Clerk, (d) arrange for the use of all Election Day polling places, and (e) be responsible for establishing and overseeing the tabulation of the early

voting and election day voting ballots by the Central Counting Station Personnel in accordance with Section 127.001 of the Texas Election Code and of this agreement.

**SECTION 3.** Jana Onyon, Ellis County Elections Administrator, 204 E. Jefferson Street, Waxahachie, Texas 75165, is hereby appointed as Early Voting Clerk and General Custodian of the Election Materials and Records until the time period required by law has lapsed. Applications for early voting ballot by mail should be mailed to the Early Voting Clerk at the above address; or faxed to 972-923-5194 and mailed within 4 days; or email a signed copy of the application to [Electrons@co.ellis.tx.us](mailto:Electrons@co.ellis.tx.us).

**SECTION 4.** All resident registered voters, determined by the laws of the State of Texas, and the Charter and ordinances of the City of Ennis, shall be qualified to vote at such election. Early voting by personal appearance shall be conducted during the hours and dates at the locations identified in "Exhibit A," subject to change.

**SECTION 5.** Voting on Election Day, May 2, 2026, shall be conducted between the hours of 7:00 a.m. and 7:00 p.m. at the locations identified in "Exhibit B," subject to change.

**SECTION 6.** Applications for candidacy to the offices of Mayor Pro Tem, City Commissioner Ward 2, and City Commissioner Ward 4, shall be made to the City Secretary of the City of Ennis beginning at 8:00 a.m., Wednesday, January 14, 2026, and not later than 5:00 p.m., Friday, February 13, 2026, in the manner and form as prescribed by law, and the Charter and ordinances of the City of Ennis.

**SECTION 7.** The results of the election shall be certified, canvassed, and returned in the form and manner prescribed by the laws of the State of Texas and the Charter and ordinances of the City of Ennis.

**SECTION 8.** The notice of the election hereby ordered and called shall be promulgated, published, and posted in keeping with the laws of the State of Texas, and the Charter and ordinances of the City of Ennis.

**SECTION 9.** Any runoff election required for the election of members of the City Commission of the City of Ennis, Texas, following the regular election of May 2, 2026, shall be held on June 13, 2026, in accordance with Section 2.025 (a) Election Code of the State of Texas, and as agreed to between the City of Ennis and Ellis County Elections.

**SECTION 10.** A copy of this order, and all other required postings, shall appear on the City of Ennis website at:

<https://www.ennistx.gov/currrentelections>

and on the Ellis County Elections Administration website at:

<https://www.co.ellis.tx.us/629/Upcoming-Elections>

**SECTION 11.** The Mayor and the City Secretary are hereby authorized and directed to take all actions necessary to comply with the provisions of Federal and State law in carrying out and conducting the election, whether or not expressly authorized herein.

**PASSED AND APPROVED** by the City Commission of the City of Ennis, Texas on this 20th day of January, 2026.

---

KAMERON RABURN, Mayor

ATTEST:

---

ANGIE WADE, City Secretary

**Joint General and Special Elections Elecciones General y Especial Conjunta**  
**May 2, 2026 02 de mayo de 2026**  
**Early Voting Vote Centers Centros de votación adelantada**

---

The below listed Early Voting Vote Centers will be established for any qualified voter with an effective date of registration on or before May 2, 2026. A voter may vote at any of the Early Voting Vote Centers for the Joint General and Special Elections.

*Las ubicaciones para centros de votación anticipada que se enumeran a continuación se establecerán para cualquier votante calificado con una fecha efectiva de registro en o antes del 02 de mayo de 2026. Un votante puede votar en cualquiera de los lugares de votación anticipada para las Elecciones General y Especial Conjunta.*

**Early Voting Location Dates and Times:**

*Ubicación, fechas, y horarios de la votación anticipada:*

<b>1. Ellis County Woman's Building (Main Early Voting Location)</b> <b>407 W Jefferson St. (Davis Hall)</b>	<b>Waxahachie, TX 75165</b>
<b>2. Midlothian Conference Ctr (Lobby) 1 Community Circle Dr.</b>	<b>Midlothian, TX 76065</b>
<b>3. Palmer ISD Annex Bldg (Portable Bldg) 303 Bulldog Way</b>	<b>Palmer, TX 75152</b>
<b>4. Ellis County Sub-Courthouse (Conf. Rm) 207 S Sonoma Trail</b>	<b>Ennis, TX 75119</b>
<b>5. Red Oak Municipal Center (Room A) 200 Lakeview Pkwy</b>	<b>Red Oak, TX 75154</b>
<b>6. KNIGHTS OF COLUMBUS (Main Room) 325 BROADHEAD RD.</b>	<b>Waxahachie, TX 75165</b>

<b>Monday, April 20, 2026</b> <i>lunes, 20 de abril de 2026</i>	<b>through</b> <i>hasta</i>	<b>Friday, April 24, 2026</b> <i>viernes, 24 de abril de 2026</i>	<b>8:00 AM - 5:00 PM</b> <i>8:00 AM - 5:00 PM</i>
<b>Saturday, April 25, 2026</b> <i>sábado, 25 de abril de 2026</i>			<b>8:00 AM - 4:00 PM</b> <i>8:00 AM - 4:00 PM</i>
<b>Monday, April 27, 2026</b> <i>lunes, 27 de abril de 2026</i>	<b>and</b> <i>y</i>	<b>Tuesday, April 28, 2026</b> <i>martes, 28 de abril de 2026</i>	<b>7:00 AM - 7:00 PM</b> <i>7:00 AM - 7:00 PM</i>

**Last day to register to vote for the Joint General and Special Elections is: Thursday, April 02, 2026.**

*Último día para registrarse para votar en la Elecciones General y Especial Conjunta es: jueves, 02 de abril de 2026.*

**Last day for the Election's Office to receive a Regular or FPCA Ballot by Mail Application: Monday, April 20, 2026.**

*El Último día para que la Oficina de Elecciones reciba una solicitud regular o una solicitud de tarjeta postal federal para votar por correo (FPCA-por sus siglas en inglés) es: lunes, 20 de abril de 2026.*

**Absentee Application (Regular or Federal Postcard) for ballot by mail shall be mailed to:**

**Early Voting Clerk, 204 E Jefferson Street, Waxahachie, Texas 75165**

**Or email a scanned copy of signed application to [elections@co.ellis.tx.us](mailto:elections@co.ellis.tx.us)**

**Or faxed to 972-923-5194 (If faxed or emailed, then must receive original application by mail within 4 days)**

*Las solicitudes (Regular o FPCA) de boletas electorales por correo deben enviarse por correo a:*

*Secretaría de la Votación Adelantada 204 E. Jefferson Street Waxahachie, TX 75165*

*O por correo electrónico una copia e su aplicación firmada a [elections@co.ellis.tx.us](mailto:elections@co.ellis.tx.us)*

*O por fax al 972-923-5194 (Si se envía por fax o correo electrónico, debe recibir la solicitud original dentro de los cuatro días)*

**Joint General and Special Elections** *Elecciones General y Especial Conjunta***May 2, 2026** *02 de mayo de 2026***Election Day Vote Centers** *Centros de votación el día de las elecciones*

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1	ELLIS COUNTY SUB-COURTHOUSE (Conf Rm) 207 S SONOMA TRAIL	ENNIS, TX 75119
2	ENNIS PUBLIC LIBRARY (Learning Center) 501 W. ENNIS AVE	ENNIS, TX 75119
3	FERRIS PUBLIC LIBRARY (Trussell Mtg Rm) 301 E 10TH STREET	FERRIS, TX 75125
4	ITALY COMMUNITY CENTER (Room) 108 HARPOLD ST.	ITALY, TX 76651
5	FIRST BAPTIST CHURCH-MAYPEARL (Fellowship Hall) 5744 FM 66	MAYPEARL, TX 76064
6	MIDLOTHIAN CHURCH OF CHRIST (Fellowship Hall) 1627 N HWY 67	MIDLOTHIAN, TX 76065
7	MIDLOTHIAN CONFERENCE CTR (Bluebonnet I &II) 1 COMMUNITY CIRCLE DR	MIDLOTHIAN, TX 76065
8	MOUNTAIN PEAK COMMUNITY CHURCH (Sanctuary) 751 W. FM 875	MIDLOTHIAN, TX 76065
9	OVILLA CITY HALL (Council Chambers Rm) 105 S COCKRELL HILL RD	OVILLA, TX 75154
10	PALMER ISD ANNEX BUILDING (Portable Bldg) 303 BULLDOG WAY	PALMER, TX 75152
11	GRACE COVENANT CHURCH (Dining Hall) 212 N MAIN ST	RED OAK, TX 75154
12	RED OAK MUNICIPAL CENTER (Room A) 200 LAKEVIEW PKWY	RED OAK, TX 75154
13	ELLIS COUNTY WOMANS BUILDING (Davis Hall) 407 W JEFFERSON ST.	WAXAHACHIE, TX 75165
14	KNIGHTS OF COLUMBUS (Main Room) 325 BROADHEAD RD.	WAXAHACHIE, TX 75165

Pending of final list of Political Subdivisions holding an election, there could be additional locations added.

ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Discuss and consider an Ordinance approving the transfer of \$115,000 from the Hotel/Motel Tourism Fund to the General Fund and appropriating the transferred funding for Bluebonnet Festival expenses in FY 2026.

**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** Finance  
**Staff Contact:** Stanley Muli, Finance Director

**BACKGROUND INFORMATION:**

The Bluebonnet Trails Festival is the largest tourism event hosted by the City of Ennis. Bringing approximately 90,000 visitors to the community, a significant number of guests travel from 50 miles or more, and therefore, contribute to an increased number of overnight stays during the event period. Given both Bluebonnet Trails visitation and Bluebonnet Festival attendee numbers, the event is a key driver of our community's tourism.

As detailed during the January 6, 2026, City Commission workshop presentation, City staff is proposing to host this year's event using City resources supported by Hotel Occupancy Tax (HOT) funding. This approach is similar to what was done in Fiscal Year (FY) 2025. Approval of this request for a fund transfer will provide vital resources for the Bluebonnet Trails Festival; potential revenues stemming from this festival are anticipated to be used in support of other City-hosted events in FY 2026.

**FINANCIAL IMPACT:**

Transfer \$115,000 from Hotel/Motel Tourism Fund to the General Fund; see Attachment A for details.

**POLICY IMPLICATIONS:**

Vibrant Lifestyle - Elevate life experiences throughout our community by providing residents and visitors with opportunities to enjoy events.

**RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

[Amending the FY 2026 Budget to transfer \\$115,000.00 from Hotel Occupancy Tax to the General Fund for to support the Bluebonnet Festival - Pdf](#)  
[Attachment A - FY 2026 Budget Amendment 1.20.26](#)



**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF  
ENNIS, TEXAS, APPROVING THE TRANSFER OF \$115,000.00 FROM  
THE HOTEL/MOTEL TOURISM FUND TO THE GENERAL FUND  
AND APPROPRIATING THE TRANSFERRED FUNDING FOR  
BLUEBONNET FESTIVAL EXPENSES IN FY 2026.**

**WHEREAS**, the City of Ennis, Texas, received the State designation of the Official Bluebonnet City of Texas for its annual bluebonnet blooms; and

**WHEREAS**, the City expects to see an estimated 90,000 visitors, who visit Ennis to experience the bluebonnets; and

**WHEREAS**, a significant number of visitors travel for more than 50 miles to enjoy the Bluebonnet Festival; and

**WHEREAS**, Texas law allows Hotel Occupancy Tax revenue to be used for events that promote tourism and generate hotel stays; and

**WHEREAS**, the City Commission desires to provide a supplemental budget appropriation in FY 2026 in the amount of \$115,000.00 for the Bluebonnet Festival.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF  
ENNIS, TX:**

**SECTION 1:** That the Budget Amendment in Attachment A of this Ordinance is approved by the City Commission.

**PASSED AND APPROVED** by the City Commission of the City of Ennis, Texas on this 20th day of January, 2026.

---

KAMERON RABURN, Mayor

ATTEST:

---

ANGIE WADE, City Secretary

## Attachment A

**City of Ennis**  
**FY 2026 Budget Amendment**

**Additional Revenue, Fund Balance, or Transfer-Out**

Fund Number	Account Number	Description	Beginning Fund	Current Approved	Amount of	Fund Balance	
			Balance	Budgeted Revenue	Expenditure	Amendment	After Amendment
214	000-60000	Hotel/Motel Tourism	726,997.18	511,000.00	(544,974.00)	(115,000.00)	578,023.18
			726,997.18			(115,000.00)	578,023.18

**Appropriation or Transfer-In**

Fund Number	Account Number	Description	Beginning Fund	Current Approved	Amount of	Fund Balance	
			Balance	Budgeted Revenue	Expenditure	Amendment	After Amendment
001	000-50000	General Fund	10,224,258.73	31,294,059.00	(31,290,038.00)	115,000.00	10,343,279.73
			10,224,258.73	31,294,059.00	(31,290,038.00)	115,000.00	10,343,279.73

**Specific Fund Account Assignment**

	Current Budget	Amount of		
		Amendment	Revised Budget	
001	001-102-47023	Bluebonnet Festival	68,802.00	115,000.00 183,802.00

City Commission Approval Date: \_\_\_\_\_

**Explanation:** Transfer of Hotel Occupancy Tax fund balance to support the City-hosted Calendar Year 2026 Bluebonnet Festival - As discussed during the 01/06/26 Special Call Mtg. and considered for approval on 01/20/26.

Approval Ordinance No: \_\_\_\_\_

Completed by: \_\_\_\_\_

ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Discuss and consider approval of a Resolution authorizing the City Attorney to initiate legal proceedings, pursuant to Chapter 54 of the Texas Local Government Code, for the abatement of substandard structures located at 110 W. Ennis Avenue and 115 S. Dallas Street.  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** Health & Inspections  
**Staff Contact:** Kevin Howard, Health Director

**BACKGROUND INFORMATION:**

Assessments of 110 W. Ennis Avenue and 115 S. Dallas Street confirm that substandard conditions have persisted at both locations for a multi-year period and have remained in a static state of disrepair with no remediation. These deficiencies contribute to neighborhood deterioration and present ongoing concerns related to public health, safety, and welfare.

The proposed action authorizes the City Attorney to initiate legal proceedings pursuant to Chapter 54 of the Texas Local Government Code to seek judicial remedies necessary to bring the properties into compliance and abate the continuing nuisance conditions.

**FINANCIAL IMPACT:**

Approval of this Resolution authorizes necessary expenditures for legal counsel and court filings. To the extent allowed by law, the City will pursue recovery of all eligible costs through a court judgment or property lien.

**RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

[RESOLUTION NO.-Chapter 54 Abatement of Substandard Structures at 110 W. Ennis Avenue and 115 S. Dallas Street. - Pdf](#)



**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, AUTHORIZING CITY ATTORNEY'S OFFICE TO INITIATE LEGAL ACTION UNDER CHAPTER 54 OF THE TEXAS LOCAL GOVERNMENT CODE FOR THE ABATEMENT OF SUBSTANDARD STRUCTURES LOCATED AT 110 W. ENNIS AVENUE AND 115 S. DALLAS STREET, ENNIS, TEXAS 75119; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Ennis has determined that the structures located on the real properties located at 110 W. Ennis Avenue and 115 S. Dallas Street, Ennis, Texas (collectively, the "Properties"), are in a state of disrepair and constitutes a public nuisance and a threat to the health, safety, and welfare of the community; and

**WHEREAS**, the Properties in violation of the City's minimum standards for structures as set forth in applicable ordinances and codes, adopted by the City; and

**WHEREAS**, the City Commission finds that continued non-compliance may pose risks to public safety, contribute to deterioration of surrounding areas, and undermine the effective enforcement of City ordinances; and

**WHEREAS**, Chapter 54, Subchapter B, of the Texas Local Government Code authorizes municipalities to initiate civil litigation for the enforcement of ordinances relating to dangerous structures and public nuisances.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TX:**

**SECTION 1:** The City Commission hereby authorizes the City Attorney to file a civil action under Chapter 54, Subchapter B, of the Texas Local Government Code to address and abate the substandard and dangerous conditions at the Properties located at 110 W. Ennis Avenue and 115 S. Dallas Street, Ennis, Texas 75119.

**SECTION 2:** The structures located at 110 W. Ennis Avenue and 115 S. Dallas Street are hereby declared a public nuisance due to their deteriorated condition, posing a threat to public health, safety, and welfare as described in **Exhibit "A"**, attached hereto and incorporated herein.

**SECTION 3:** This Resolution shall become effective immediately upon its passage and approval.

**PASSED AND APPROVED** by the City Commission of the City of Ennis, Texas on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

---

KAMERON RABURN, Mayor

ATTEST:

---

ANGIE WADE, City Secretary

**Exhibit "A"**  
**110 W. Ennis Ave**

Department of Health Services  
 105 S. Preston St.  
 Ennis, TX. 75119  
 (972) 875-6444  
[healthdept@ennistx.gov](mailto:healthdept@ennistx.gov)



Date: July 3, 2024

RE: Code violations present at 110 W. Ennis Ave., PID: 158030

*The following violations are cited from Chapter 5, Article 9 of the Ennis Code of Ordinances:*

**Section 5-271. - General Maintenance Requirements.**

**(c) Vacant structures and land.** All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

*The following violations are cited from the 2021 International Property Maintenance Code:*

**SECTION 304: EXTERIOR STRUCTURE**

**304.1 General.** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

**304.1.1 Unsafe conditions.** The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

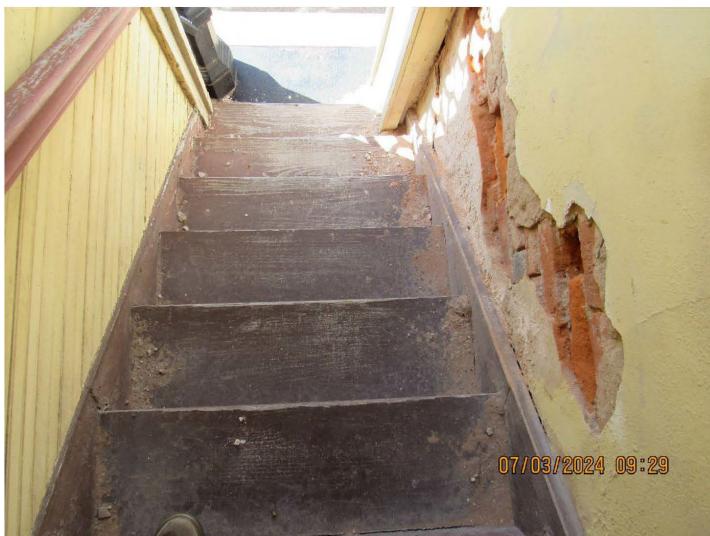
- 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
- 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

**304.2 Protective treatment.** Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight.

**304.6 Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

**304.7 Roofs and drainage.** Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.

Department of Health Services  
105 S. Preston St.  
Ennis, TX. 75119  
(972) 875-6444  
[healthdept@ennistx.gov](mailto:healthdept@ennistx.gov)



Department of Health Services  
105 S. Preston St.  
Ennis, TX. 75119  
(972) 875-6444  
[healthdept@ennistx.gov](mailto:healthdept@ennistx.gov)



## 115 S. Dallas St.

Department of Health Services  
 105 S. Preston St.  
 Ennis, TX. 75119  
 (972) 875-6444  
[healthdept@ennistx.gov](mailto:healthdept@ennistx.gov)



Date: July 3, 2024

RE: Code violations present at 115 S. Dallas St., PID: 158122

*The following violations are cited from Chapter 5, Article 9 of the Ennis Code of Ordinances:*

**Section 5-271. - General Maintenance Requirements.**

**(c) Vacant structures and land.** All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

*The following violations are cited from the 2021 International Property Maintenance Code:*

**SECTION 304: EXTERIOR STRUCTURE**

**304.1 General.** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

**304.1.1 Unsafe conditions.** The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

- 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
- 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

**304.2 Protective treatment.** Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight.

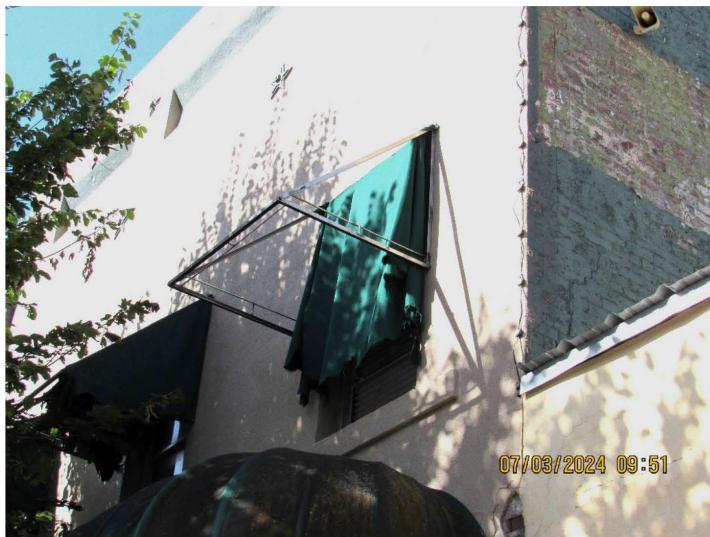
**304.6 Exterior walls.** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

**304.9 Overhang extensions.** Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair. All exposed surfaces of wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

Department of Health Services  
105 S. Preston St.  
Ennis, TX. 75119  
(972) 875-6444  
[healthdept@ennistx.gov](mailto:healthdept@ennistx.gov)



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ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Discuss and consider appointments and reappointments to the Ennis Arts Commission.  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** City Secretary  
**Staff Contact:** Angie Wade, City Secretary

**BACKGROUND INFORMATION:**

The Arts Commission has three members with terms expiring on January 31, 2026.

The following members wish to be considered by the Commission for reappointment:

- Jan McLellan
- Candice Lockhart

Member Sally Severson has requested not to be reappointed at this time.

We currently have one active application that has selected the Arts Commission as primary interest. The application has been attached for the Commission's review.

Appointments and reappointments are for a term expiring January 31, 2028.

**ATTACHMENTS:**

[Application - Sara Wilder - Pdf](#)



BC 26-02

**City of Ennis****BOARD/COMMISSION APPLICATION****Date Submitted:** January 12, 2026**Primary Choice:** Arts Commission**Name:** Sara Wilder**Date of Birth:** 01-14-1985**Email Address:** laytons\_mommy2005@yahoo.com**Spouse's Name:** Justyn Wilder**Children's Ages:** 20, 7**Job Title/Occupation:** Special Education Teacher**Employer:** Ennis ISD**Employer Address:** 1500 Westchester Dr**Business Phone:****Resident of City (years):** 41**Registered Voter:** Yes**Resident of Texas (years):** 41**Ward Number:** Ward 3**Primary Choice:** Arts Commission**Secondary Choice(s):** PLANNING AND ZONING COMMISSION**Have you ever attended a meeting of the board or commission you are applying for?** Yes  No **Professional Organizations (Past/Present Memberships and Offices Held):**

N/A

**Community Service (Past/Present Memberships and Offices Held):**

N/A

**List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.**

N/A

**APPLICATION AGREEMENT**

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

**Signature of Applicant:** Sara Wilder**Date of Signature:** January 12, 2026

ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Discuss and consider reappointments to the Ennis Economic Development Corporation Inc. Board.  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** City Secretary  
**Staff Contact:** Angie Wade, City Secretary

**BACKGROUND INFORMATION:**

The Economic Development Corporation Board has four members with terms expiring on January 31, 2026.

The following members wish to be considered by the City Commission for reappointment.

- Kameron Raburn
- Julie Pierce
- Brian Wartsbaugh
- Scott Hejny

Reappointments are for a term expiring January 31, 2028.

ENNIS CITY COMMISSION  
**AGENDA SUMMARY FORM**



**To:** City Commission  
**Subject:** Discuss and consider appointing a City Commissioner to serve as liaison to the Ennis Airport Advisory Board.  
**Meeting:** ENNIS CITY COMMISSION - 20 Jan 2026  
**Department:** City Secretary  
**Staff Contact:** Angie Wade, City Secretary

**BACKGROUND INFORMATION:**

The Airport Advisory Board has requested the designation of a City Commissioner to serve as liaison to the Board.