

PLANNING AND ZONING COMMISSION

**DECEMBER 8, 2025** 



#### PLANNING AND ZONING COMMISSION MEETING AGENDA

MONDAY, DECEMBER 8, 2025 6:00 P.M.

#### CITY OF ENNIS CITY HALL

COMMISSION CHAMBERS 107 N. SHERMAN ST. ENNIS, TEXAS 75119

As authorized by Texas Local Government Code Section 551.071 - this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Ennis reserves the right to re-align, recess, or reconvene the Regular Session or call Executive Session or order of business at any time prior to adjournment.

#### I. CALL TO ORDER

ROLL CALL
PLEDGE OF ALLEGIANCE
INVOCATION

#### II. CITIZENS PUBLIC COMMENT PERIOD

The Planning and Zoning Commission invites citizens to address the Commission on any topic not already scheduled for a Public Hearing. Citizens wishing to speak should complete a "Citizen Comment Period" form and present it to staff prior to the meeting. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the Planning and Zoning Commission cannot take action on items not listed on the agenda. However, your concerns may be addressed by City Staff, placed on a future agenda, or responded to by some other course

#### III. CONSENT AGENDA

The following may be acted upon in one motion. A Planning and Zoning Commissioner may request items to be removed from the Consent Agenda for individual consideration.

a. Approval of the November 10, 2025 Regular Meeting Minutes

#### IV. INDIVIDUAL ITEMS FOR CONSIDERATION

a. Consider approving a REPLAT of Lot 1A, Block A, JCCW Addition, creating Lots 1A-R and 1C, measuring approximately 19.4638 acres, located in the Thomas Havens Survey, Abstract No. 489 and the William Joice Survey, Abstract No. 573, City of Ennis, Ellis County, Texas. 700 E Ennis Ave. Ellis CAD ID 222044.

P&Z Case No.: PLAT-25-12 Owner: Wal-Mart Real Estate Applicant: Citadel Development

#### **City Staff: Jorge Barake, City Planner**

b. Consider approving a REPLAT of Lot 1R and Subdivisions 1 and 4, Division XXVII (27) and Subdivision 1, Division XXX (30), creating Lot 1RR, measuring approximately 12.879 acres, located in the D. Rose Survey, Abstract No. 906, City of Ennis, Ellis County, Texas. 111 E Lampasas St. PID Nos. 159474 & 208720.

P&Z Case No.: PLAT-25-23

Owner: 45 Industrial Drive Associates LLC

Applicant: Davis & McDill LLC

#### City Staff: Jorge Barake, City Planner

c. Consider approving a PRELIMINARY PLAT for the Ennis Manufacturing Subdivision consisting of 1 industrial lot and measuring approximately 42.728 acres, located in the Jones Haven Survey, Abstract No. 498, and James N. Duncan Survey, Abstract No. 291, City of Ennis, Ellis County, Texas. 3200 to 3500 block range of S Oak Grove Road. Ellis CAD IDs 185551, 185552 and 195852.

P&Z Case No.: PLAT-25-9 Owner: Conax Properties LLC Applicant: Pape-Dawson Engineers

City Staff: Erica Stubbs, Senior Planner

d. Consider approving a FINAL PLAT for the Ennis Manufacturing Subdivision consisting of 1 industrial lot and measuring approximately 42.728 acres, located in the Jones Haven Survey, Abstract No. 498, and James N. Duncan Survey, Abstract No. 291, City of Ennis, Ellis County, Texas. 3200 to 3500 block range of S Oak Grove Road. Ellis CAD IDs 185551, 185552 and 195852.

P&Z Case No.: PLAT-25-25 Owner: Conax Properties LLC Applicant: Pape-Dawson Engineers

#### City Staff: Erica Stubbs, Senior Planner

e. Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Agricultural (A) to Single Family Residential-10 (R-10) for an approximately 1.953-acre tract of land situated in the John Mott Survey, Abstract No. 667, City of Ennis, Ellis County, Texas. Generally located in the 4000-Block of Beach Rd. Ellis CAD ID 290289.

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

Applicant: Kyle Mitchell

#### City Staff: Jorge Barake, City Planner

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

P&Z Case No.: ZAXA-25-18 Owner: 2400 N Preston LLC Applicant: Chaucer Chern

#### City Staff: Erica Stubbs, Senior Planner

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

P&Z Case No.: SUP-25-4 Owner: 2400 N Preston LLC Applicant: Chaucer Chern

City Staff: Erica Stubbs, Senior Planner

#### V. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Ennis City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at <a href="https://www.ennistx.gov">www.ennistx.gov</a> and said Notice was posted prior to the following date and time: TUESDAY, DECEMBER 2, 2025 AT 5:00 P.M. and remained posted for at least two hours after said meeting was convened.

Jorge Barake Jorge Barake, City Planner Planning and Development Department Trica Stubbs
Erica Stubbs, Senior Planner
Planning and Development Department

Planning and Zoning Commission meetings are available to all person regardless of disability. If you require special assistance, please contact the City Secretary at (972) 875-1234 or write to P.O. Box 220 Ennis, TX 75119, at least 48 hours in advance of the meeting.

### MINUTES CITY OF ENNIS PLANNING AND ZONING COMMISSION Monday, November 10, 2025, 6:00 P.M.

#### I. CALL TO ORDER

Chairperson Ian Coleman called a Regular Session of the Ennis Planning and Zoning Commission to order Monday, August 25, 2025, at 6:01 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman St, Ennis, Texas 75119.

Senior Planner Erica Stubbs called roll and verified a quorum:

Chairperson Coleman	Present	Commissioner McCauley	Present
Vice-Chairperson Hughes	Absent	Commissioner Sacha	Present
Commissioner Estes	Present	Commissioner Snodgrass	Present

Commissioner Garrett Present

The Pledge of Allegiance was recited.

The Invocation was given by Commissioner McCauley

#### II. CITIZENS PUBLIC COMMENT PERIOD

No one spoke

#### III. CONSENT AGENDA

a. Approval of the October 13, 2025 Regular Meeting Minutes

Motion by **Commissioner Estes**; second by **Commissioner McCauley** to approve the October 13, 2025, regular meeting minutes as submitted.

A vote was cast, 5 in favor, 0 against, 1 abstained (Garrett). Motion passed.

#### IV. INDIVIDUAL ITEMS FOR CONSIDERATION

a. Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Light Industrial and Manufacturing (L-IM) to Corridor Commercial (CC) for an approximately 14.947- acre tract of land situated in the William A Park Survey, Abstract No. 871, City of Ennis, Ellis County, Texas. Located approximately at the southwest corner of Interstate 45 and N Kaufman Street. Ellis CAD ID 249501

P&Z Case No.: ZAXA-25-16

Owner: Sapphire Group, LLC- Series 3

Applicant: Joseph Bickham

Chairperson Coleman opened the public hearing at 6:04 pm.

Item presented by Jorge Barake, City Planner

Applicant, Joseph Bickham, 12101 Dark Hollow, Rockwall, Texas made a presentation regarding the request, preliminary concept plan and history of Fuel City.

Calissa Hunter, 2229 Mayfair St, voiced concerns regarding current state of sewer and water infrastructure. Traffic and newly reconstructed Arnold Street were additional items of concern spoken to.

Chairperson Coleman closed the public hearing at 6:20 pm.

Motion to approve the request by Commissioner Sacha; second by Commissioner Snodgrass.

Staff provided clarification regarding the definition of a truck stop and that the proposed use does not fall into the use category of "truck stop", zoning districts in which beer and wine sales are permitted as well as any TxDOT plans for service road are unknown at this time. Staff also addressed questions regarding the right-of-way for Wadley Road. Applicant, Joseph Bickham addressed questions regarding a Traffic Impact Analysis and confirmed a TIA will be submitted for approval with the site plan. Mr. Bickham also relayed to P&Z Commission that there are no plans to develop the remainder of the property at this time. During discussion, Commissioner Sacha voiced concerns regarding truck parking along Kaufman Street and access to site from southbound on Kaufman Street.

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

#### MINUTES CITY OF ENNIS PLANNING AND ZONING COMMISSION Monday, November 10, 2025, 6:00 P.M.

V.		an declared the meeting adjourned at approximately
	ATTEST:	APPROVED:
	Jorge Barake, City Planner	lan Coleman, Chairperson
	Erica Stubbs, Senior Planner	

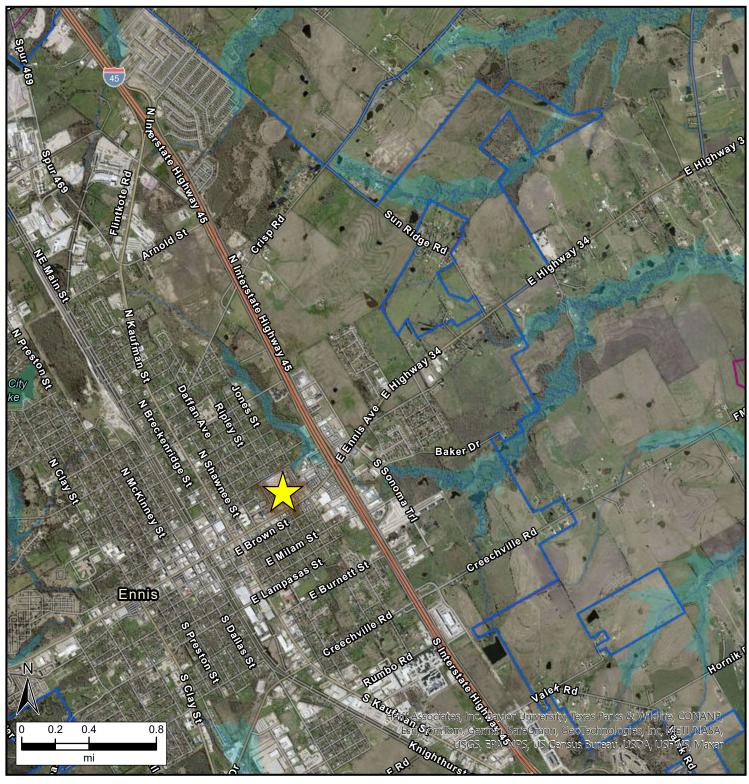




#### AGENDA SUMMARY FORM

MEETING DATE:	12/08/25			ITEM NO.	IV a		<u> </u>
AGENDA ITEM:	Consider approving a F 1C, measuring approxin Abstract No. 489 and the Texas. 700 E Ennis Ave P&Z Case No.: PLAT-2 Owner: Wal-Mart Real Applicant: Citadel Deve	mately 19.46 ne William Jo e. Ellis CAD l 5-12 Estate	38 acres, loc ice Survey, <i>i</i>	cated in the T	homas Have	ens Survey,	
SUBMITTED BY:	Jorge Barake						-
SUMMARY:	The subject property Citadel Developmen The civil plans were 2025 and reviewed a This Replat has also utilities and Planning	t is proposi submitted t and approve been revie	ng to deve to the Depa ed by the D	lop a 7-Bre artment of F Department	w Coffee S Public Worl on Septen	Shop on the ks on May nber 29, 2	e site. 22, 025.
RECOMMENDED MOTION:	I move to approve / de	eny the requ	ıest for a R	EPLAT as <u>r</u>	presented		
NAME: CHAIRPERSON COLEM VICE CHAIRPERSON H COMMISSIONER ESTE COMMISSIONER GARE COMMISSIONER McCA COMMISSIONER SACH COMMISSIONER SNOE COMMISSIONER SEVE COMMISSIONER TOME	IUGHES S RETT IULEY IA DGRASS ERSON (alt.)	MOTION	SECOND		AYE	NAY	

#### Vicinity Map



#### Legend

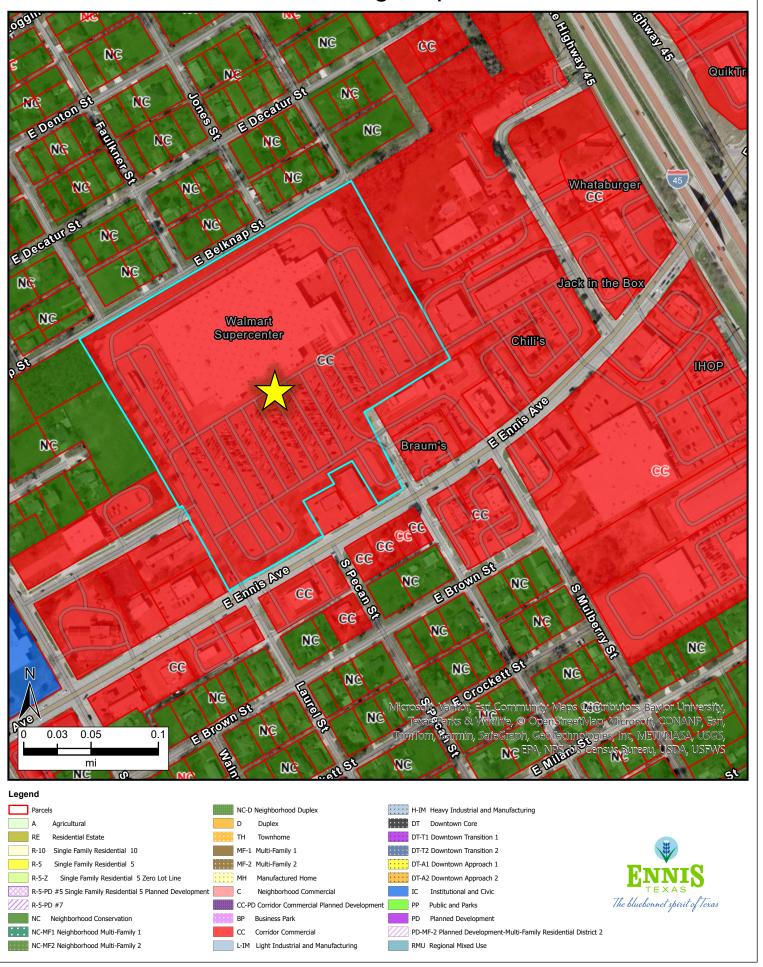




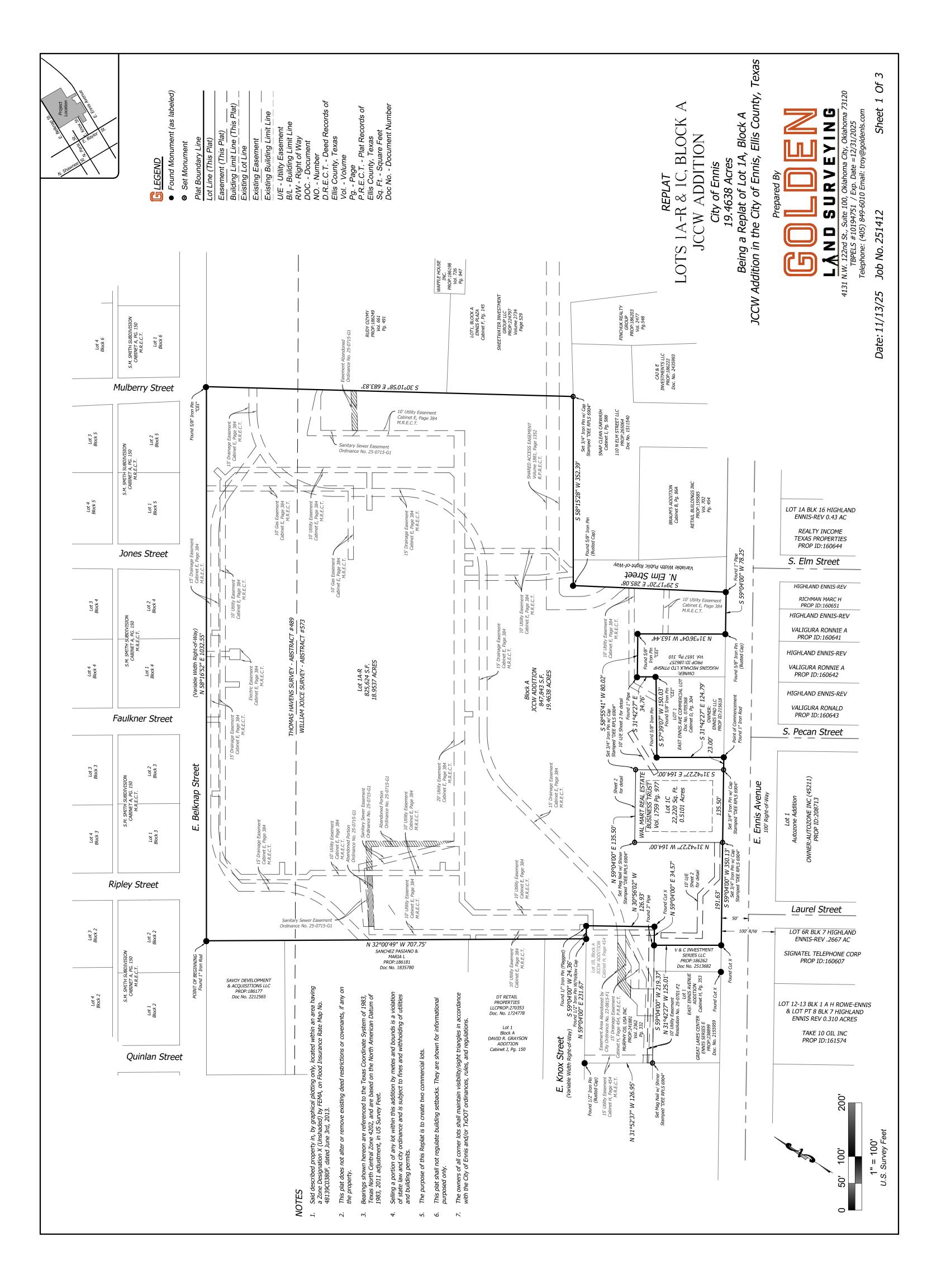
1% Annual Chance Flood Hazard Area

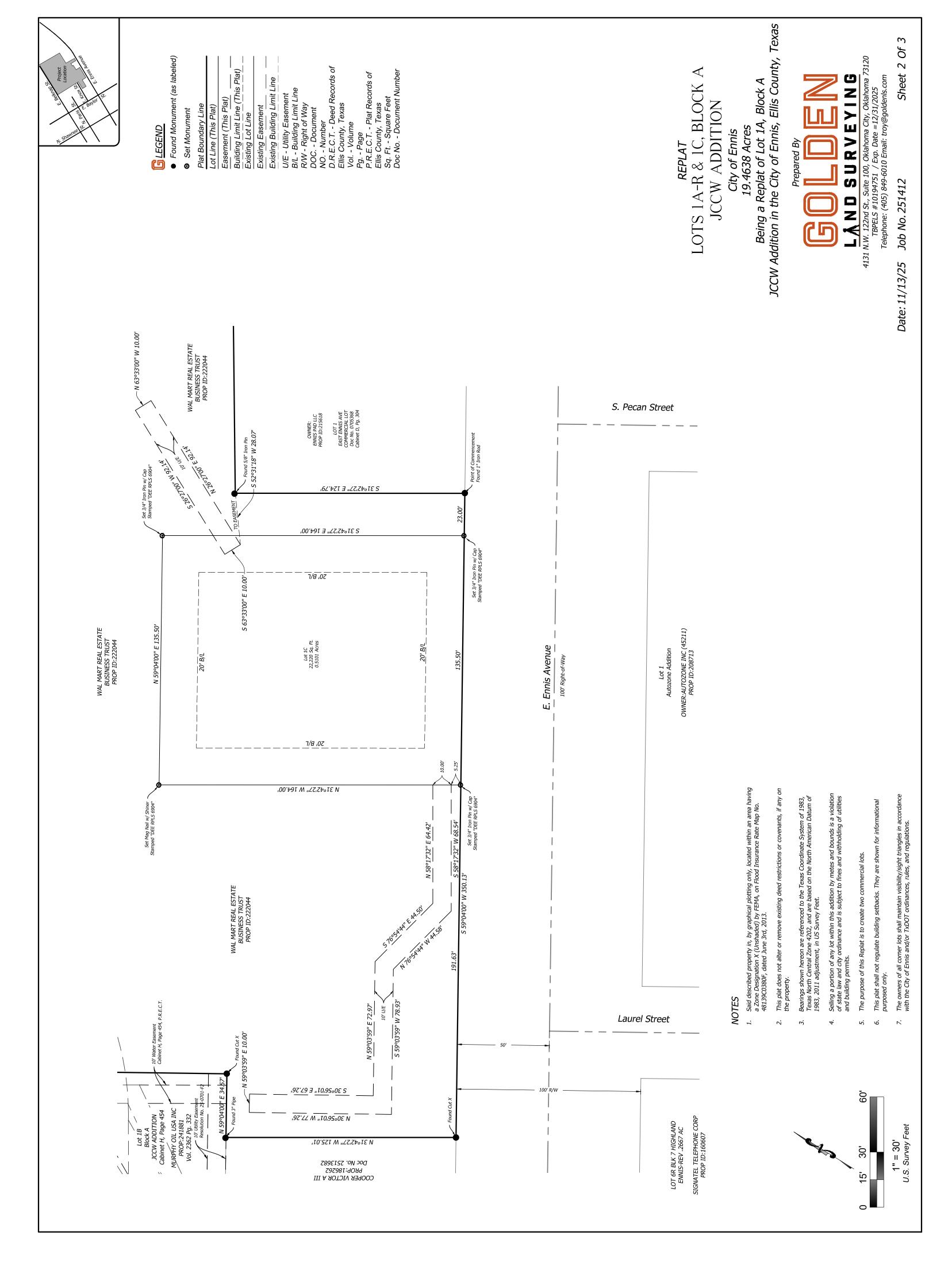
Base Flood Elevation

#### **Zoning Map**









# OWNER'S CERTIFICATE AND DEDICATION STATEMENT

STATE OF TEXAS § COUNTY OF ELLIS §

WHEREAS, WAL-MART REAL ESTATE BUSINESS TRUST are the Owners of a tract of land, situated in the Thomas Havens Survey, Abstract No. 489 and William Joice Survey, Abstract No. 573 in the City of Ennis, Ellis County, Texas and being all of Lot 14, Block A of JCCW Addition, Lots 1A & 1B, Block A, an addition to the City of Ennis, Ellis County, Texas according to the recorded plat thereof recorded in Cabinet 14, Page 455 of the Map Records of Ellis County, Texas, and being all of the 1.5144 acres tract of land described in deed conveyed to Wal-Mart Real Estate Business Trust Recorded in Volume 01759, Page 0877 of the Deed Records of Ellis county, Texas, all of the 0.2863 acre tract of land described in deed conveyed to Wal-Mart Real Estate Business Trust recorded in Volume 01759, Page 0899 of the Deed Records of Ellis County, Texas, all of the 0.1453 acre tract of land described in deed conveyed to Wal-Mart Real Estates Business Trust recorded in Volume 01759, Page 0890 of the Deed Records of Ellis County, Texas, all of the 015.595 acre tract of land described in deed conveyed to Wal-Mart Real Estates Business Trust recorded in Volume 01759, Page 0991 of the Deed Records of Ellis County, Texas, all of the 015.5955 acre tract of land described in deed conveyed to Wal-Mart Real Estates Business Trust recorded in Volume 01759, Page 0941 of the Deed Records of Ellis County, Texas, all of the 015.5955 acre tract of land described in deed conveyed to Wal-Mart Real Estates Business Trust recorded in Volume 01759, Page 0950 of the Deed Records of Ellis County, Texas, all of the 015.5955 acre tract of land described in deed conveyed to Wal-Mart Real Estates Business Trust recorded in Volume 01759, Page 0970 of the Deed Records of Ellis County, Texas, and a portion of East Knox Street abandoned by City Ordinance No. 01-2-6 recorded in Volume 1798, Page 1621 of the Deed Records of Ellis County, Texas, and being more particularly described as follows:

Being a 19.4638 acre tract of land situated in the Thomas Havens Survey, Abstract No. 489 and the William Joice Survey, Abstract No. 573, being all of Lot 1A, Block A JCCW addition Replat, a subdivision of record in the City of Ennis, Ellis County, Texas and recorded in Volume H, Page 454 Map Records Ellis County Texas (P.R.E.C.TX.) and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1-inch iron rod for the Northwest corner of this tract and the Northeast corner of a tract of land conveyed to Savoy Development & Acquisitions LLC in Document No. 2212565 Official Public Records Ellis County Texas (O.P.R.E.C.TX.) on the South line of E. Belknap Street (variable width public right of way).

Thence North 58 degrees 16 minutes 52 seconds East with the North line of this tract and the South line of E. Belknap Street, a distance of 1032.55 to a found 5/8-inch iron pin capped "CEI" at the Northeast corner of this tract and the Northwest corner of a tract of land conveyed to Rudy Ozymy in a record not listed on the Ellis County Appraisal site and not found by this surveyor through record search.

Thence South 30 degrees 10 minutes 58 seconds East with the common line of this tract, said Ozmy tract and a tract of land conveyed to Sweetwater Investment Group LLC in Volume 2734, Page 529 O.P.R.E.C.TX., a distance of 683.83 feet to a set 3/4-inch iron pin with cap stamped "DEE RPLS 6904" for an ell corner of this tract, the Southwest corner of said Sweetwater tract and being on the North line of a property conveyed to 110 N Elm Street LLC in Document No. 1511540 O.P.R.E.C.TX.

Thence South 58 degrees 15 minutes 28 seconds West with the South line of this tract, the North line of said 110 N Elm Street tract, and the North line of North Elm Street (variable width public right of way), a distance of 352.39 feet to a found 5/8-inch iron pin with busted cap at the Northwest corner of said North Elm Street.

Thence South 29 degrees 17 minutes 20 seconds East with the West line of North Elm Street, a distance of 285.08 feet to a found 1-inch pipe on the North line of East Ennis Avenue (100 foot public right of way).

Thence South 59 degrees 04 minutes 00 seconds West with the North Line of East Ennis Ave and the South line of this tract, a distance of 78.25 feet to a found 5/8-inch iron pin with busted cap for the Southeast corner of a tract of land conveyed to Huggins Michalk LTD in Volume 1657, Page 310 O.P.R.E.C.TX.

Thence North 31 degrees 36 minutes 04 seconds West with the East line of said Huggins Michalk tract, a distance of 163.44 feet to a found 5/8-inch iron pin with cap stamped "CEI for an ell corner of this tract and the Northeast corner of said Huggins Michalk tract.

Thence South 58 degrees 55 minutes 41 seconds West, a distance of 80.02 to a found 1-inch iron pipe at the Northwest corner of said Huggins Michalk

Thence South 31 degrees 42 minutes 27 seconds East, a distance of 34.76 feet to a found 5/8-inch iron pin with cap stamped "CEI" at the Northeast corner of Lot 1 East Ennis Ave Addition, a subdivision of record in Document No. 0705368 O.P.R.E.C.TX.

Thence South 57 degrees 39 minutes 07 seconds West with the North line of East Ennis Ave Addition, a distance of 150.03 feet to a found 5/8-inch iron pin at the Northwest corner of East Ennis Ave Addition.

Thence South 31 degrees 42 minutes 27 seconds East with the West line of East Ennis Ave Subdivision, a distance of 124.79 feet to a found 1-inch iron rod for the Southwest corner of East Ennis Ave Subdivision, being on the North line of East Ennis Avenue and the South line of this tract.

Thence South 59 degrees 04 minutes 00 seconds West with the North line of East Ennis Avenue, passing at a distance of 23.00 feet and 158.50 feet set 3/4-inch iron pins with caps stamped "DEE RPLS 6904", for a total distance of 350.13 feet to a found cut "X" at the Southwest corner of this tract and the Southwest corner of land conveyed to Cooper Victoria III in Document No. 2513682 O.P.R.E.C.TX.

Thence North 31 degrees 42 minutes 27 seconds West leaving the North line of East Ennis Avenue, with the East line of said Cooper Victoria III tract, a distance of 125.01 feet to a found 3-inch pipe for the Northeast corner of said Cooper Victoria III tract on the South line of Lot 1B, Block A of said JCCW Subdivision Replat.

Thence North 59 degrees 04 minutes 00 seconds East with said South line, a distance of 34.57 feet to a found cut "X" at the Southeast corner of said Lot 1B.

Thence North 30 degrees 56 minutes 02 seconds West, a distance of 126.93 feet to a found 1/2-inch iron pin (flagged) for the Northeast corner of said Lot 1B.

Thence South 59 degrees 04 minutes 04 seconds West with the North line of said Lot 1B, a distance of 24.36 feet to a found 1/2-inch iron pin with yellow cap on the South line of East Knox Street (variable width public right of way).

Thence North 32 degrees 00 minutes 49 seconds West with the East line of East Knox Street, the East line of a tract of land conveyed to DT Retail Properties LLC in Document No. 1724778 O.P.R.E.C.TX., the East line of a tract of land conveyed to Pasiano & Maria L Sanchez in Document No. 1835780 O.P.R.E.C.TX., and the East line of said Savoy Development & Acquisitions tract, a distance of 707.75 feet to the POINT OF BEGINNING and containing 19.4638 acres of land, more or less.

# CERTIFICATE OF APPROVAL

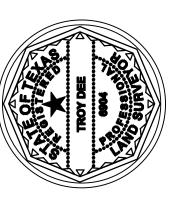
# NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That WAL-WART REAL ESTATE BUSINESS TRUST acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as LOTS 1A-R & 1C, BLOCK A JCCW ADDITION, an addition to the City of Emis, Ellis County, Texas, and do(es) hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Emis' use thereof. The City of Emis or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way public utility shall at all times have the right of ingress and egress to and from and upon any of said easements and the City of Emis or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements or growths which in any time of procuring the permission of anyone. WAL-MART REAL ESTATE BUSINESS TRUST do/does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described street, alleys, easements, and rights unto the public against every person whomsoever lawfully claiming or to claim the same of any part thereof. This plat is approved subject to all platting and subdivision ordinances, rules, regulations, and resolutions of the

WITNESS our hands at Ennis, Texas, this day of, 20	ì
Owner Signature:	
Owner Signature:	
STATE OF \$  COUNTY OF \$	
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared. , Owners, known to me to be the persons whose names are subscribed to the foregoing instrument an that they each executed the same for the purpose and considerations therein expressed.	dersigned authority, a Notary Public in and for said County and State, on this day personally appeared and , Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me the same for the purpose and considerations therein expressed.
Given under my hand and seal of office, this day of, 20	ì
Notary Public in and for State of Texas	

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
That I, Troy Dee, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision ordinances, rules, and regulations of the City of Ennis, Texas.

Registered Professional Land Surveyor STATE OF OKLAHOMA § COUNTY OF OKLAHOMA §



Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Troy Dee, known to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this

Notary Public in and for the State of Oklahoma My Commission Expires:

BENTOTARY CONTRIBUTION OF ONLY TO THE STATE OF ONLY TO THE STATE OF ONLY TO THE STATE OF ONLY THE STATE OF THE ST

Being a Replat of Lot 1A, Block A JCCW Addition in the City of Ennis, Ellis County, Texas LOTS 1A-R & 1C, BLOCK A JCCW ADDITION 19.4638 Acres City of Ennis REPLAT

OWNER/DEVELOPER

ENGINEER

Prepared By

Toth and Associates 1550 E Republic Road Springfield, MO 65804 Zachary Mills, zmills@tothassociates.com

Executed Ground Lease which gives Leasehold Estate rights to:
Tyler-Longview 7Brew LLC
302 N. Rock Road, Suite 210
Wichita, KS 67206
Attn: CFO Kyle Hart, 620-481-1984
Email: khart@ceiweb.com WAL-MART REAL ESTATE BUSINESS TRUST 2608 S.E. J Street, Bentonville, AR 72716-5510 Attn:Portfolio Management - #286 Ennis, TX

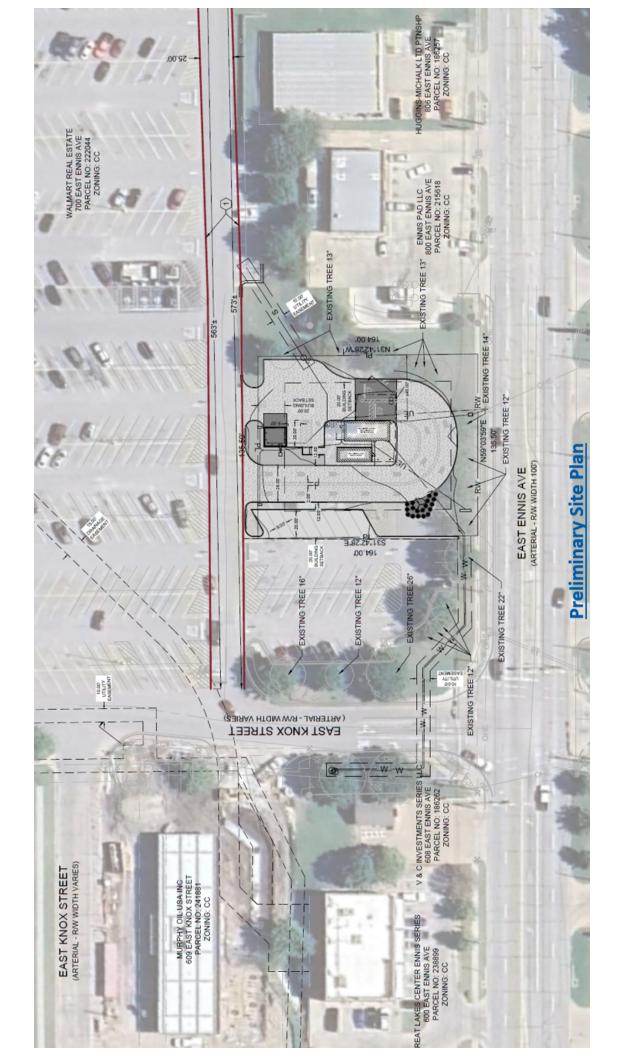
N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120 TBPELS #10194751 / Exp. Date =12/31/2025 Telephone: (405) 849-6010 Email: troy@goldenIs.com SURVEYING LAND 4131 N.W.

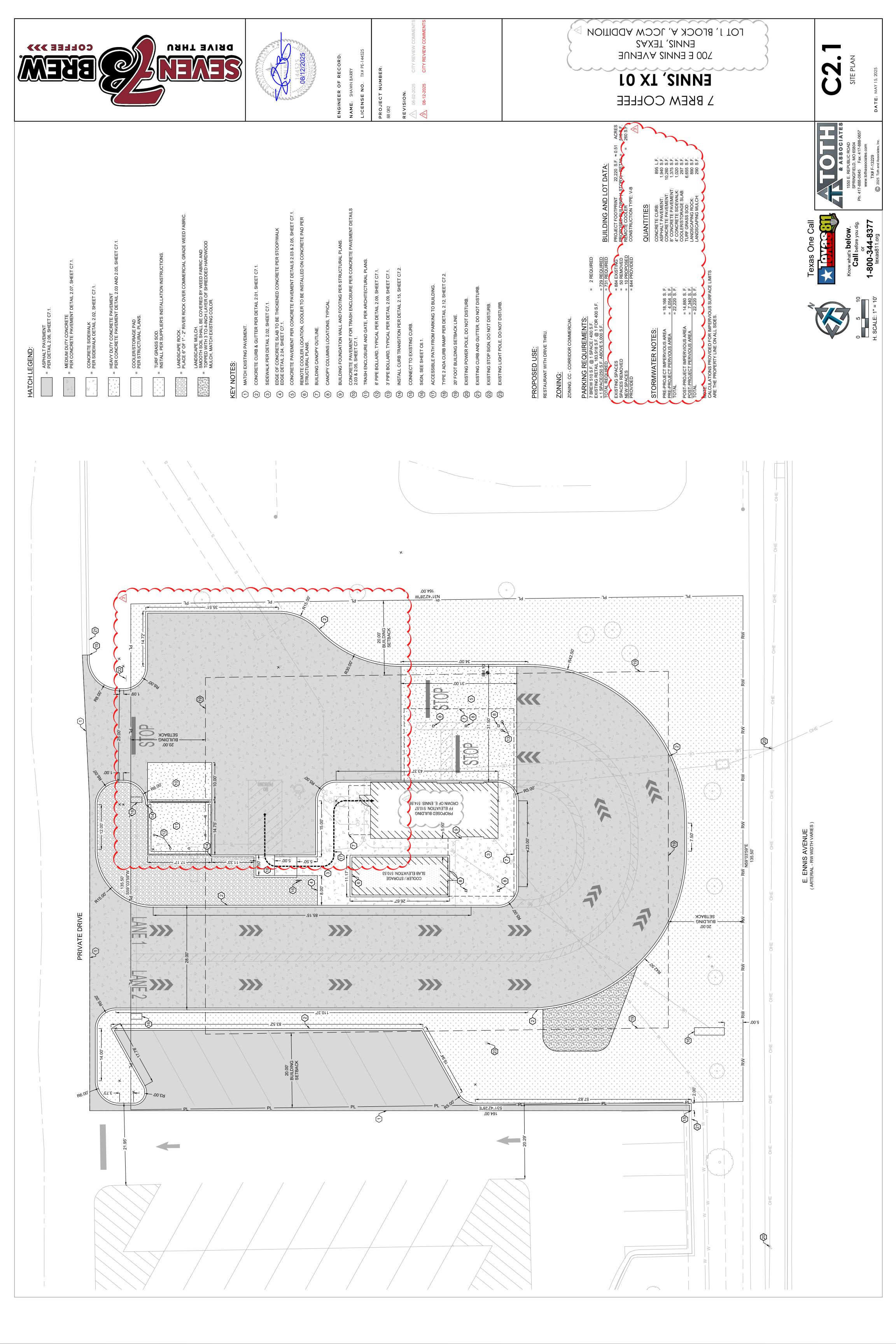
Sheet 3 Of

Date: 11/13/25

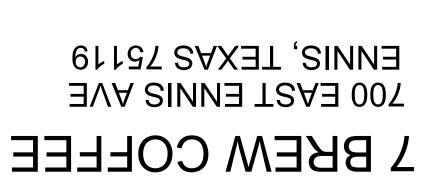
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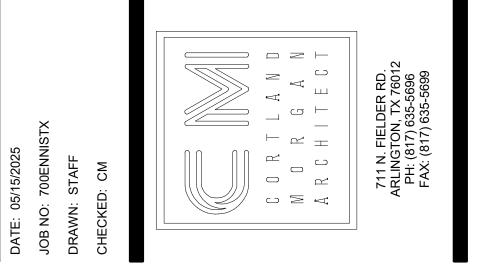
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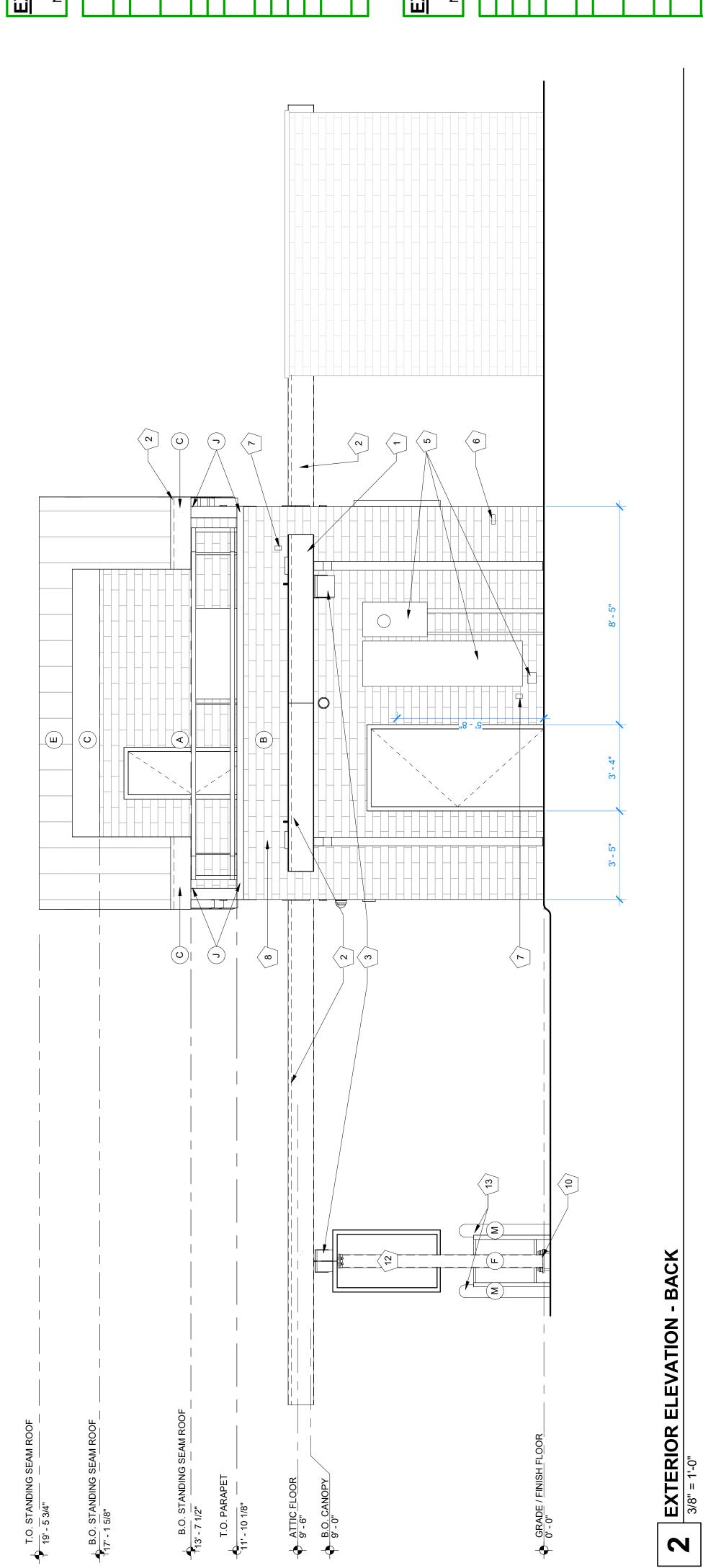


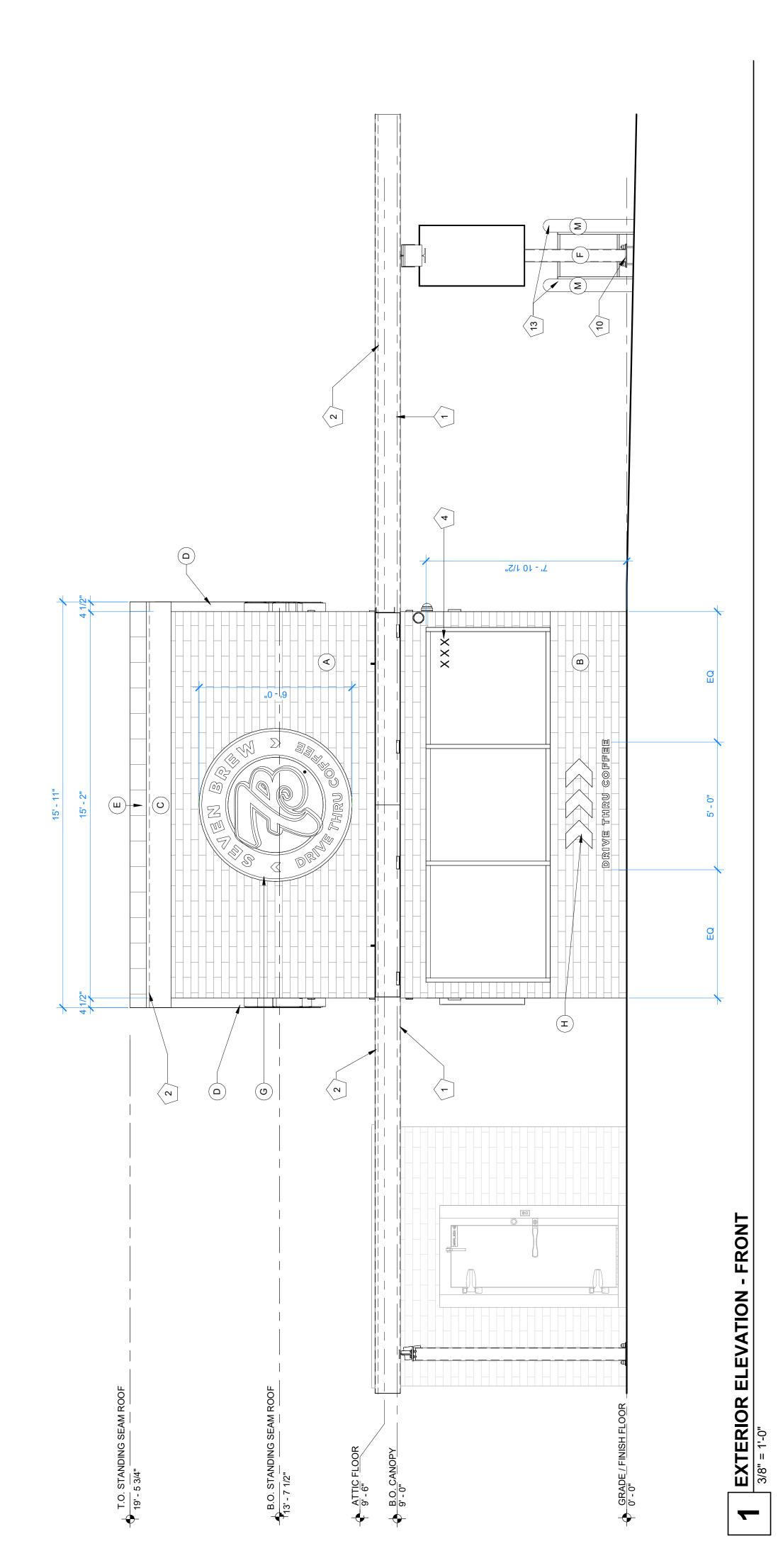






Note Number	
	Note Text
7	
_	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE SHOP DRAWINGS
2	LED FLEX LIGHT
က	OUTDOOR SPEAKERS MOUNTED TO CANOPIES - TYP OF (3) REF: SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
2	ELECTRICAL EQUIPMENT; SEE ELECTRICAL
9	FROST-PROOF HOSE BIBB
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
8	ROOF SCUPPER DRAIN - TYP OF 2
6	SURFACE MOUNTED SIGN BOX
10	TOP OF FOOTER. COORDINATE WITH CIVIL.
11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	SAMSUNG DIGITAL DISPLAYS - TYP OF (2) REF: SYSTEMS PLAN
13	BOLLARD. COORDINATE WITH CIVIL.
EXTERIOR	OR ELEVATION MATERIALS
Note Number	Note Text
⋖	FIBER CEMENT WALL PANELS (PL-1)
В	FIBER CEMENT WALL PANELS (PL-2)
O I	BLUE
Δ	BLUE SOFFIT PANELS (MP-2)
Ш	REGAL BLUE STANDING SEAM ROOF PANELS (MP-2)
ட	REGAL BLUE (MP-3) CANOPYCOLUMN (TYP)
Ŋ	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
エ	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ZINC GREY BRAKE METAL CAP (MP-3)
Γ	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
Σ	BOLLARD, PAINT (PT-1)

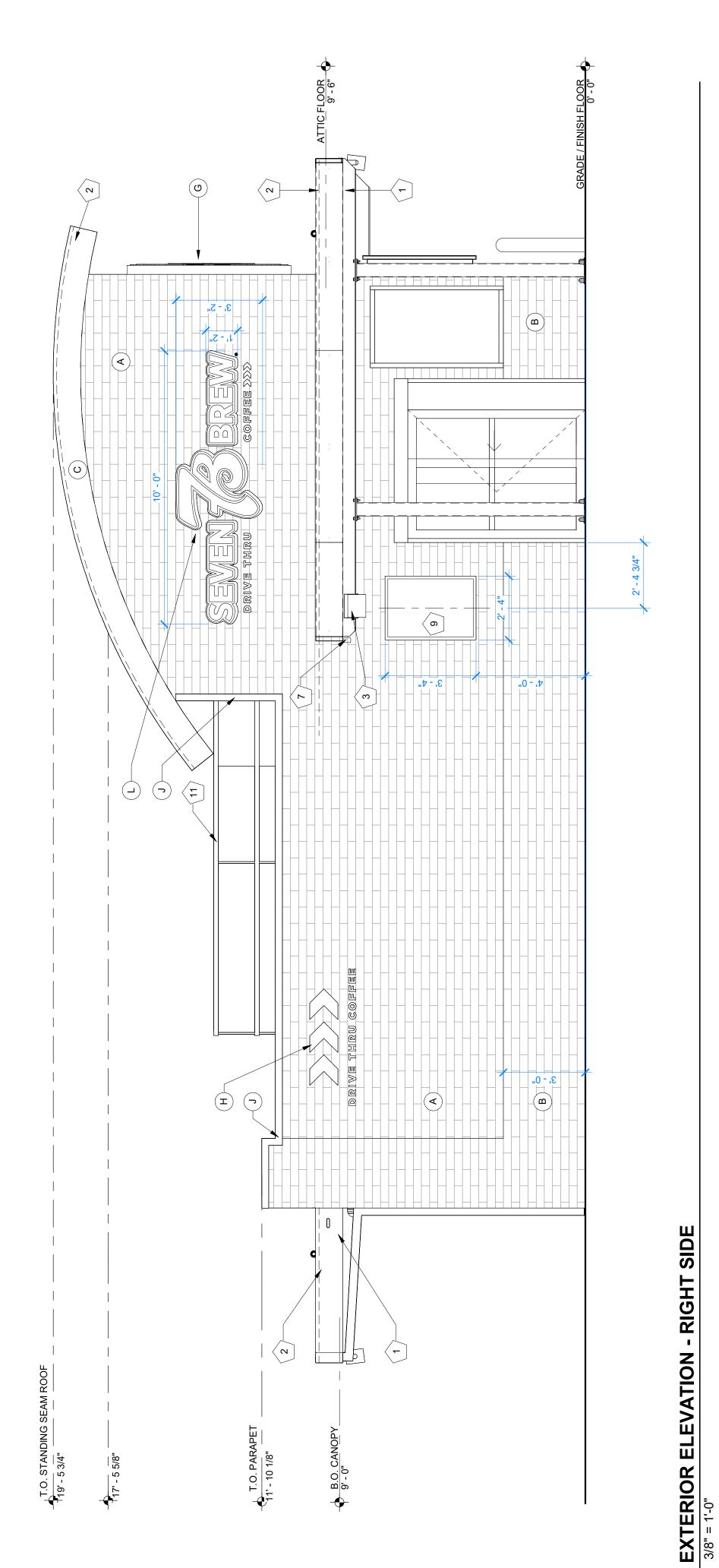


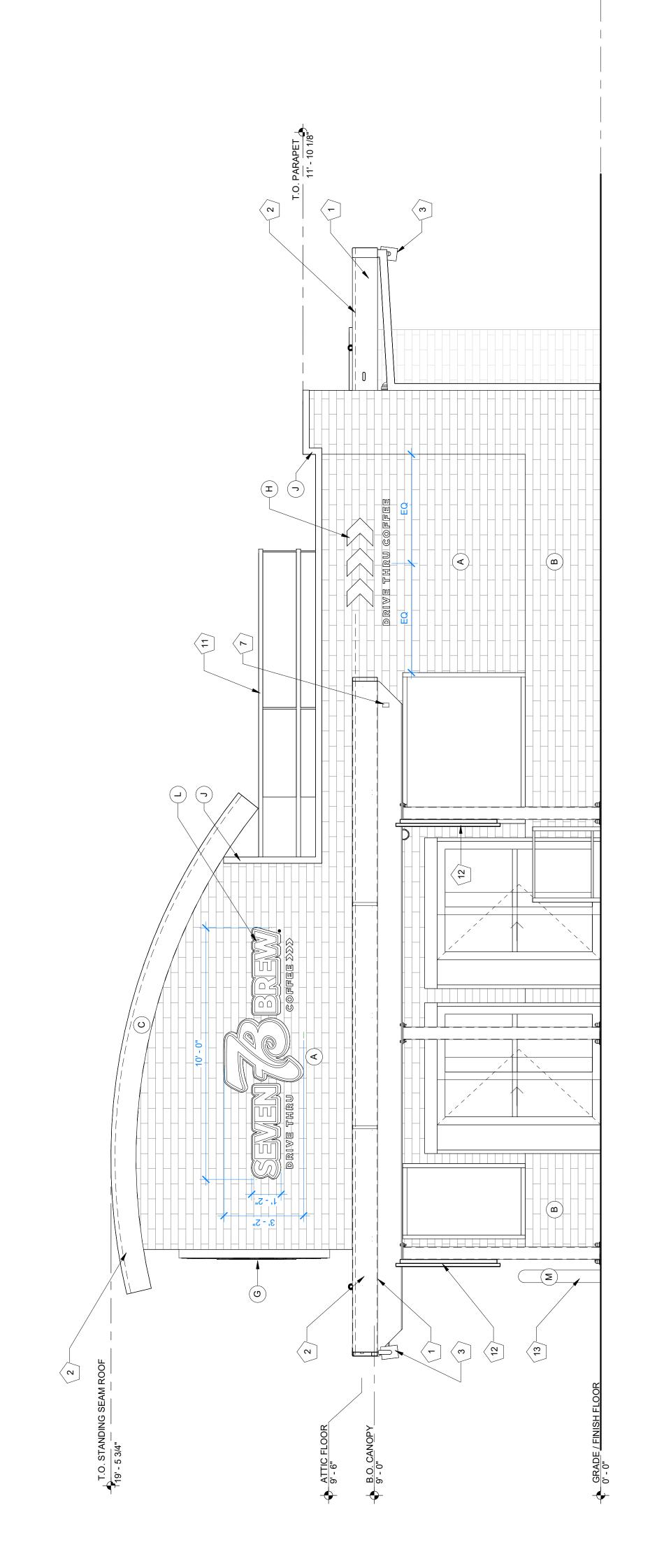


DRAWN: SIAFF CHECKED: CM	CORTLAND MORGAN ARCHITECT	711 N. FIELDER RD. ARLINGTON, TX 76012 PH: (817) 635-5696 FAX: (817) 635-5699
CHEC		

KTERI	KTERIOR ELEVATION KEYNOTES
Note Jumber	Note Text
<b>-</b>	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE SHOP DRAWINGS
2	LED FLEX LIGHT
33	OUTDOOR SPEAKERS MOUNTED TO CANOPIES - TYP OF (3) REF: SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT; SEE ELECTRICAL
9	FROST-PROOF HOSE BIBB
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
œ	ROOF SCUPPER DRAIN - TYP OF 2
6	SURFACE MOUNTED SIGN BOX
10	TOP OF FOOTER. COORDINATE WITH CIVIL.
11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	SAMSUNG DIGITAL DISPLAYS - TYP OF (2) REF: SYSTEMS PLAN
13	BOLLARD. COORDINATE WITH CIVIL.

	STROKE
2	ELECTRICAL EQUIPMENT; SEE ELECTRICAL
9	FROST-PROOF HOSE BIBB
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
8	ROOF SCUPPER DRAIN - TYP OF 2
6	SURFACE MOUNTED SIGN BOX
10	TOP OF FOOTER. COORDINATE WITH CIVIL.
11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	SAMSUNG DIGITAL DISPLAYS - TYP OF (2) REF: SYSTEMS PLAN
13	BOLLARD. COORDINATE WITH CIVIL.
EXTERI	EXTERIOR ELEVATION MATERIALS
Note Number	Note Text
∢	FIBER CEMENT WALL PANELS (PL-1)
В	FIBER CEMENT WALL PANELS (PL-2)
ပ	REGAL BLUE BRAKE METAL FASCIA (MP-2)
О	REGAL BLUE SOFFIT PANELS (MP-2)
Ш	REGAL BLUE STANDING SEAM ROOF PANELS (MP-2)
Ш	REGAL BLUE (MP-3) CANOPYCOLUMN (TYP)
<u>ග</u>	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
I	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
٦	ZINC GREY BRAKE METAL CAP (MP-3)
_	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
V 4	TO TIMIT (DT 4)



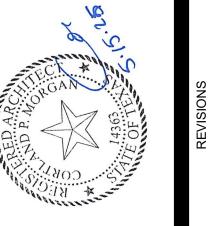


REMOTE COOLER PLAN 3/8" = 1'-0"

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COOLER ELEVATION 3/8" = 1'-0"

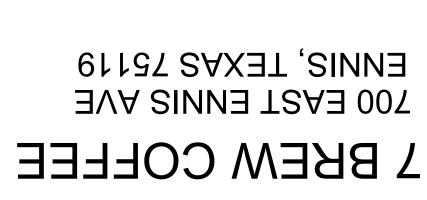
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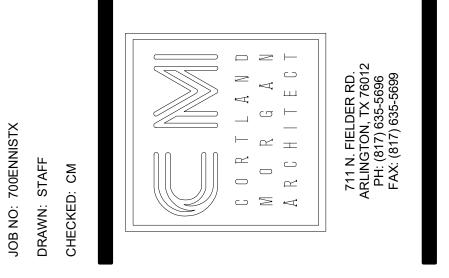


ISSUED FOR PERMIT 05/15/2025

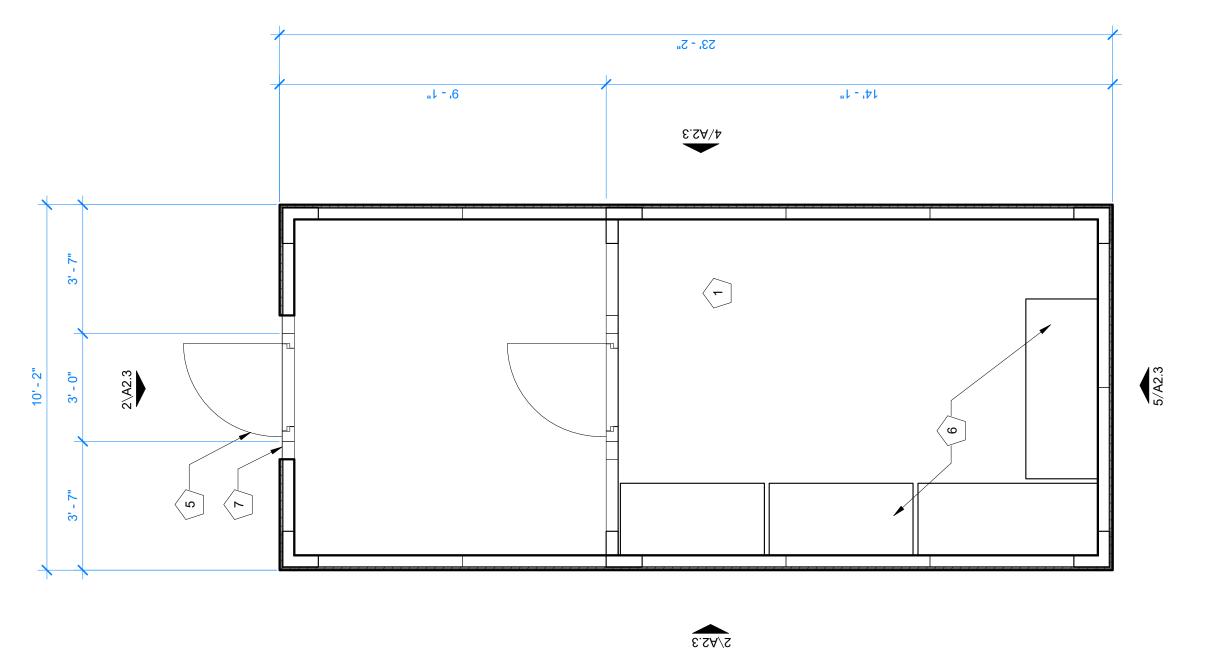


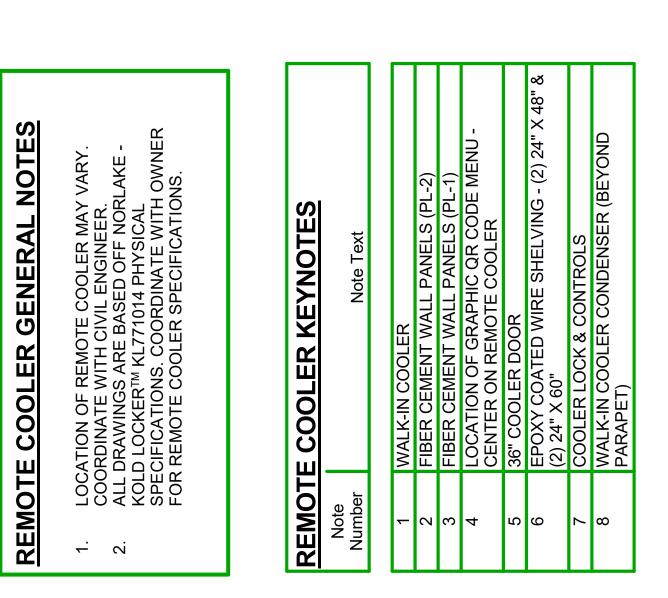


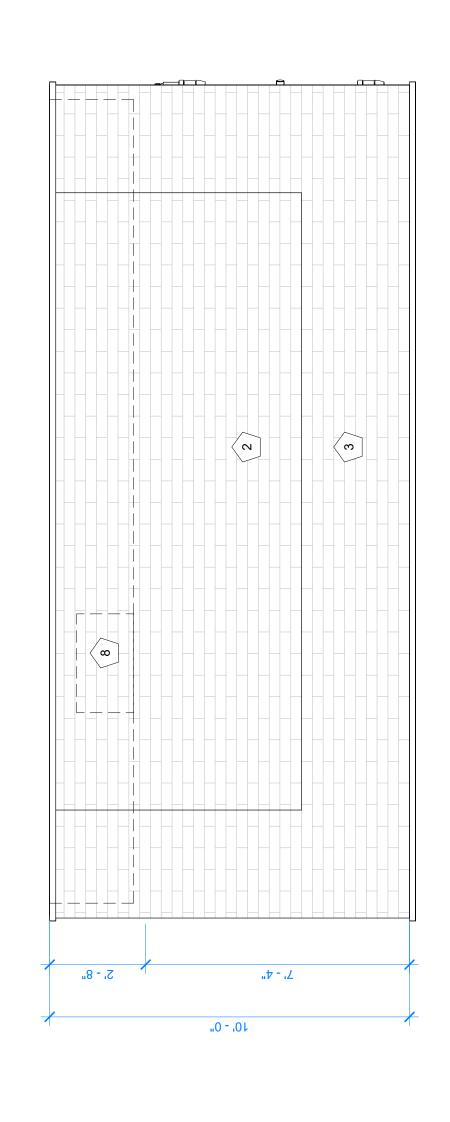




DATE: 05/15/2025





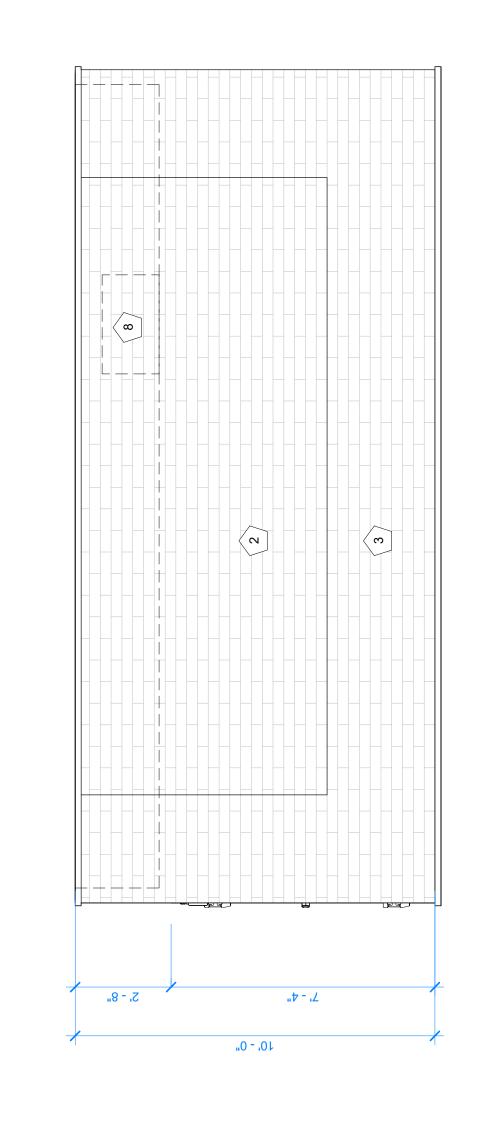


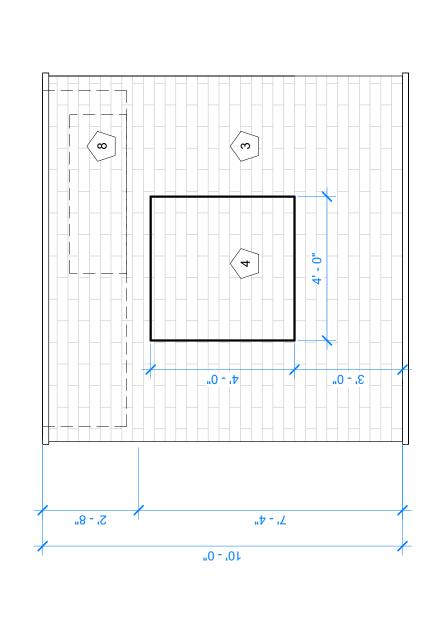
COOLER ELEVATION - WEST 3/8" = 1'-0"

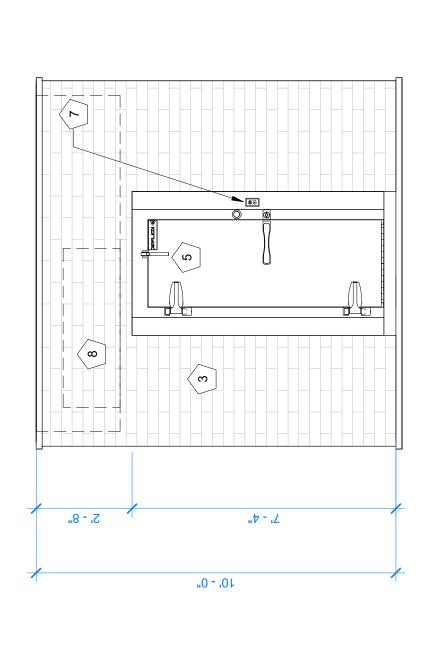
4

COOLER ELEVATION - SOUTH 3/8" = 1'-0"

2







- NORTH

**COOLER ELEVATION** 3/8" = 1'-0"

3

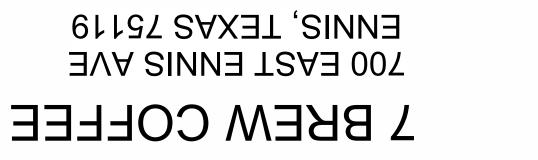
EXTERIOR ELEVATIONS

COPING - PARAPET AND TRIP COLOR - ZINC GREY (MP-4)

## REVISIONS ISSUED FOR PERMIT 05/15/2025

FASCIA - CANOPY AND ROOF COLOR - REGAL BLUE (MP-2)

SECONDARY MATERIAL NICHIHA VINTAGE BRICK COLOR - ALEXANDRIA BUFF



CLADDING MATERIALS

EXTERIOR CLADDING CALCULATIONS

BACK SIDE

TOT 67% 19% 48% 10%

163 SF 49 SF 117 SF 23 SF

23% **100%** 

57 SF **243 SF** 

PRIMARY MATERIAL NICHIHA CANYON BRICK COLOR - SHALE BROWN

TOT 62% 45% 14%

188 SF 144 SF 44 SF

FRONT SIDE

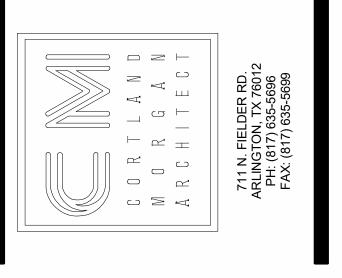
22% 16% **100%** 

62 SF **319 SF** 

COPING/ FASCIA TOTAL SF

69 SF

GLAZING / DOORS



JOB NO: 700ENNISTX

DRAWN: STAFF

CHECKED: CM

DATE: 05/15/2025

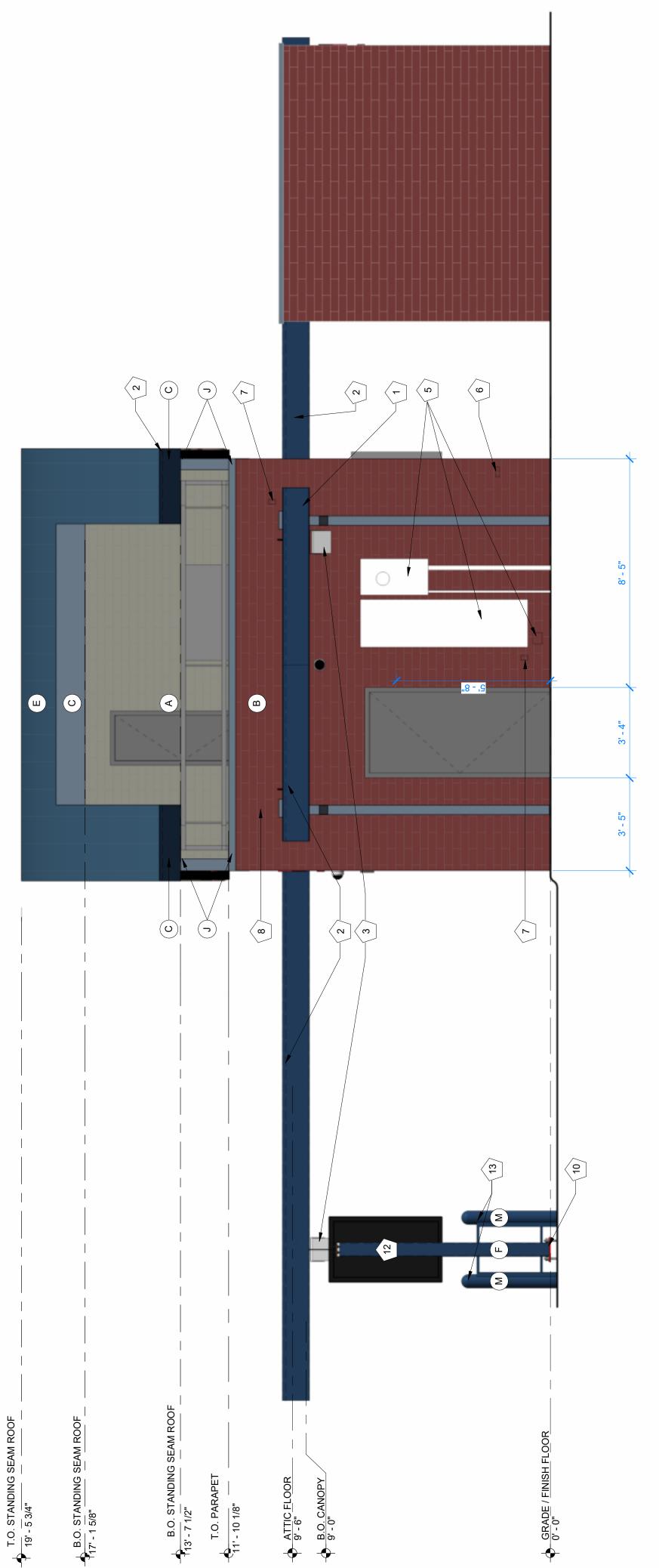
Note Text	
E-ENGINEERED ALUMINUM CANOPY BY HERS; SEE SHOP DRAWINGS	
) FLEX LIGHT	
TDOOR SPEAKERS MOUNTED TO CANOPIES 'P OF (3) REF: SYSTEMS PLAN	PIES
ORESS NUMBERS TO BE 8" TALL x 2" BRUSH ROKE	HSN
CTRICAL EQUIPMENT; SEE ELECTRICAL	
OST-PROOF HOSE BIBB	
TERIOR WEATHER-PROOF OUTLET; SEE	
<b>JF SCUPPER DRAIN - TYP OF 2</b>	
REACE MOUNTED SIGN BOX	
OF FOOTER. COORDINATE WITH CIVIL.	
ARDRAIL; 3' - 6: ABOVE ATTIC FLOOR	
<u> MSUNG DIGITAL DISPLAYS - TYP OF (2) REF:</u> STEMS PLAN	REF:
LARD. COORDINATE WITH CIVIL.	

o	SLIBEACE MOLINTED SIGN BOX
9	
10	TOP OF FOOTER. COORDINATE WITH CIVIL.
11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	SAMSUNG DIGITAL DISPLAYS - TYP OF (2) REF:
	SYSTEMS PLAN
13	BOLLARD. COORDINATE WITH CIVIL.

<b>EXTERI</b>	EXTERIOR ELEVATION MATERIALS
Note Number	Note Text
A	FIBER CEMENT WALL PANELS (PL-1)
В	FIBER CEMENT WALL PANELS (PL-2)
၁	REGAL BLUE BRAKE METAL FASCIA (MP-2)
О	REGAL BLUE SOFFIT PANELS (MP-2)
Ш	REGAL BLUE STANDING SEAM ROOF PANELS
	('v'' -2')
Ц	REGAL BLUE (MP-3) CANOPYCOLUMN (TYP)
O	ROUND STOREFRONT SIGN; SUPPLIED AND
	INSTALLED BY SIGN CONTRACTOR
I	1/4" THICK ACRYLIC SIGNAGE APPLIED TO
	SIDING WITH VH DOUBLE SIDE TAPE
ſ	ZINC GREY BRAKE METAL CAP (MP-3)
7	ILLUMINATED STOREFRONT SIGNAGE BY SIGN
	CONTRACTOR

Note Number A FIBE B FIBE	Note Text
П	
П	FIBED CEMENT WALL BANELS (BL 4)
	FIBER CEMENT WALL PANELS (PL-1)
ה ה ה ה	REGAL BLUE BRAKE METAL FASCIA (MP-2)
D REG	REGAL BLUE SOFFIT PANELS (MP-2)
E REGAI (MP-2)	REGAL BLUE STANDING SEAM ROOF PANELS (MP-2)
F REG	REGAL BLUE (MP-3) CANOPYCOLUMN (TYP)
G ROU INST	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H 1/4".	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
ONIZ r	ZINC GREY BRAKE METAL CAP (MP-3)
NOO TITTN	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
M BOL	BOLLARD, PAINT (PT-1)

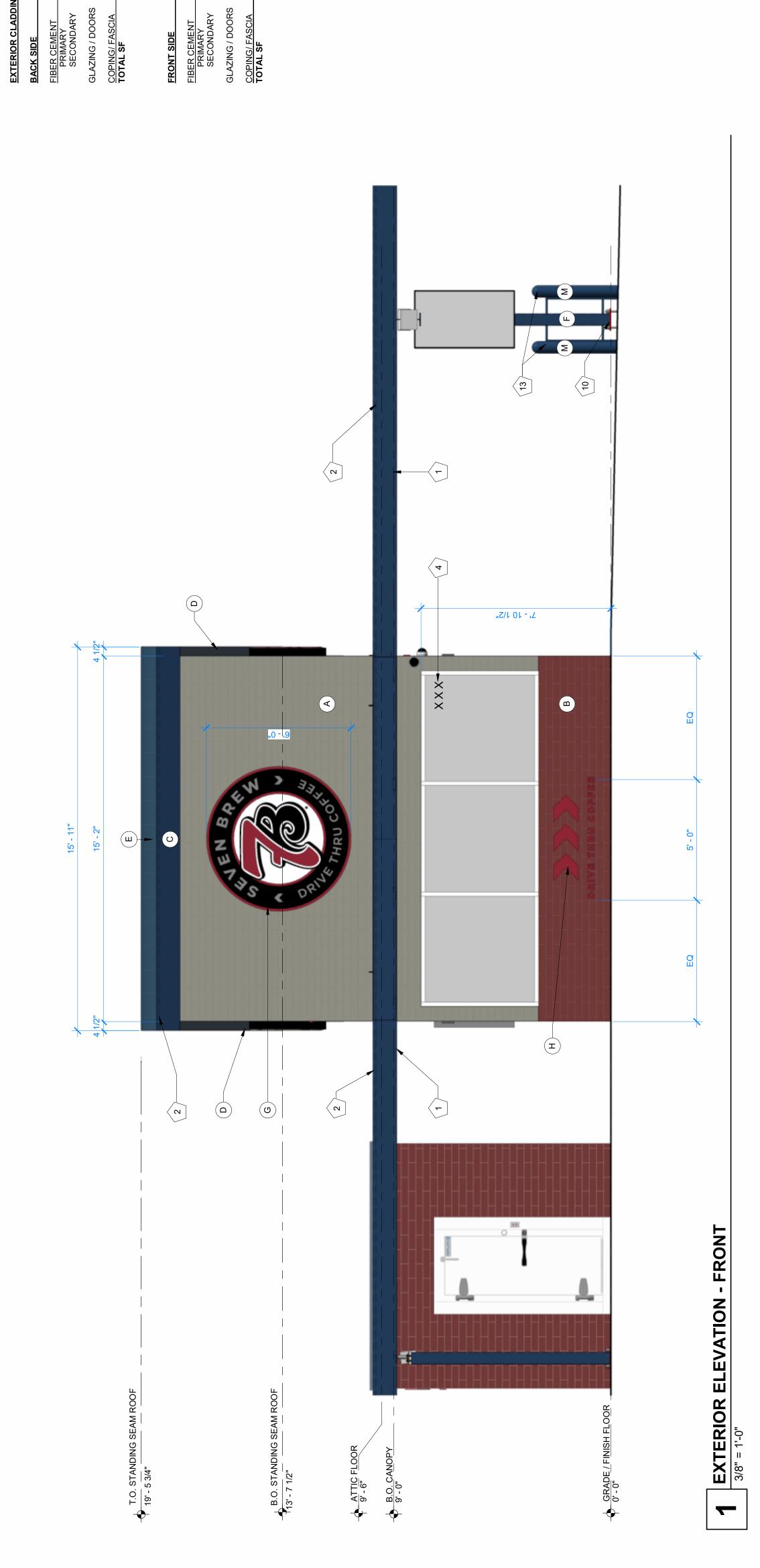
<b>EXTERIOR ELEVATION KEYNOTES</b>	Note Text	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS: SEE SHOP DRAWINGS	LED FLEX LIGHT	OUTDOOR SPEAKERS MOUNTED TO CANOPIES - TYP OF (3) REF: SYSTEMS PLAN	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE	ELECTRICAL EQUIPMENT; SEE ELECTRICAL	FROST-PROOF HOSE BIBB	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP	ROOF SCUPPER DRAIN - TYP OF 2	SURFACE MOUNTED SIGN BOX	TOP OF FOOTER. COORDINATE WITH CIVIL.	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR	SAMSUNG DIGITAL DISPLAYS - TYP OF (2) REF: SYSTEMS PLAN	BOLLARD. COORDINATE WITH CIVIL.	
EXTER	Note Number	_	2	က	4	5	9	7	∞	6	10	11	12	13	



T.O. PARAPET

ATTIC FLOOR

B.O. CANOPY



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EXTERIOR ELEVATIONS

COPING - PARAPET AND TRIP COLOR - ZINC GREY (MP-4)

m

B

12

3

12

13

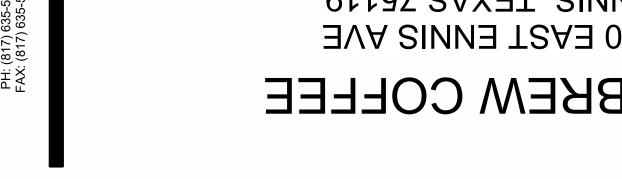
GRADE / FINISH FLOOR

REVISIONS
ISSUED FOR PERMIT
05/15/2025

FASCIA - CANOPY AND ROOF COLOR - REGAL BLUE (MP-2)

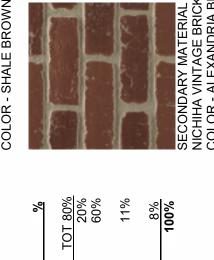
### TOO EAST EUNIS, TE Y BREV

C D R T L A N D N D R G A N A R C H I T E C T 711 N. FIELDER RD. ARLINGTON, TX 76012 PH: (817) 635-5696 FAX: (817) 635-5699	EXAS TELEMIS AVE  W COFFEE
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	CLADDING MATERIALS	職員の人どでははない。	THE REAL PROPERTY.	<b>医</b>	Man appropriate and a second
I (FI-I)	S	%	TOT 65%	18% 47%	24%

	<b>製造の外ができませる。</b>		との必然に			PRIMARY MATERIAL NICHIHA CANYON BRICK COLOR - SHALE BROWN	
2	%	TOT 65%	18% 47%	24%	11%	8	



				SECONDARY MATERI NICHIHA VINTAGE BR COLOR - ALEXANDRIA	
%	TOT 80% 20% 60%	11%	8% 100%	2	
	F F F	F.	т. <b>т.</b>	•	

(1)

(D)

T.O. STANDING SEAM ROOF

2

2

ATTIC FLOOR 9' - 6"

B.O. CANOPY 9' - 0"

					Y TO THE REAL PROPERTY.	The second second		10 1.4 · · ·	SECONDARY MATE	NICHIHA VINTAGE	COLOR - ALEXAND
;	%	<b>TOT 80%</b>	20%	%09	11%		8%	100%			
	F.	13 SF	07 SF	06 SF	56 SF		44 SF	13 SF			

						SECONDARY MATE NICHIHA VINTAGE E COLOR - ALEXANDE	
2	TOT 80%	20%	%09	11%	8%	100%	
	SF	SF	SF	SF	SF	R	

No.			Y COL		SECONDARY MATER NICHIHA VINTAGE BI	COLOR - ALEXANDR
%	TOT 80%	20% 60%	11%	8%	% 000	
	SF	SF	SF	SF	Ļ	

R.	513 SF	100%	PRIMA
SIDE	SF	%	-
CEMENT	413 SF	TOT 80%	
IMARY	107 SF	20%	
CONDARY	306 SF	%09	
JG / DOORS	56 SF	11%	
G/ FASCIA	44 SF	8%	
SF	513 SF	400%	L
			SHC

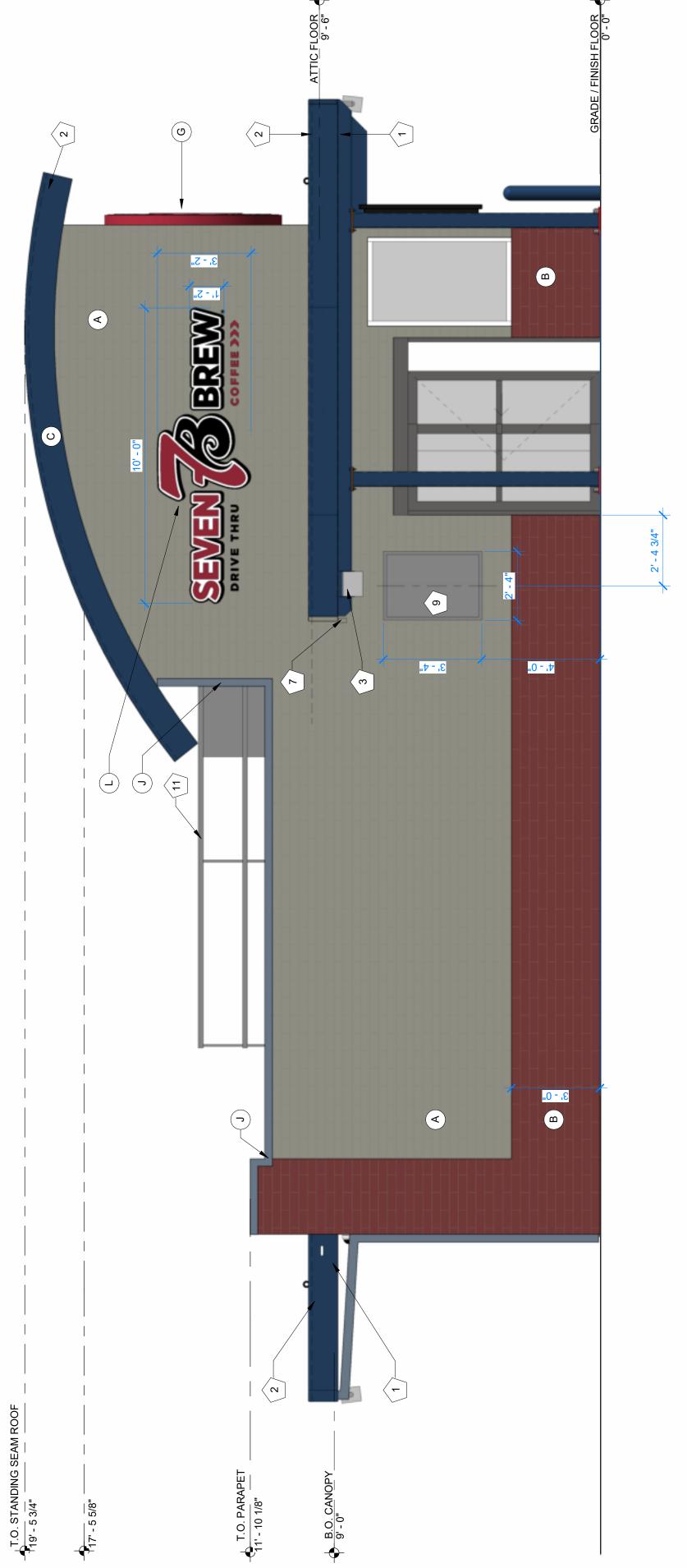
	100	100	211	3	e e	97	Pol	K Ž Š	. 38		М.	-1		K	
Ī	%	TOT 65%	18%	47%	24%	Š	11 <u>%</u>		%	TOT 80%	20% 60%	11%	-	8%	100%
	SF	331 SF	89 SF	242 SF	128 SF	1	54 SF		SF	413 SF	107 SF 306 SF	2.0 17.0	5	44 SF	513 SF
	RIGHT SIDE	FIBER CEMENT	PRIMARY	SECONDARY	GLAZING / DOORS		TOTAL SF		LEFT SIDE	FIBER CEMENT	PRIMARY SECONDARY	SACOU! SNIZVIS		COPING/ FASCIA	TOTAL SF

Α	FIBER CEMENT WALL PANELS (PL-1)
В	FIBER CEMENT WALL PANELS (PL-2)
O	REGAL BLUE BRAKE METAL FASCIA (MP-2)
D	REGAL BLUE SOFFIT PANELS (MP-2)
Э	REGAL BLUE STANDING SEAM ROOF PANE (MP-2)
F	REGAL BLUE (MP-3) CANOPYCOLUMN (TYF
ŋ	ROUND STOREFRONT SIGN; SUPPLIED AN
	INSTALLED BY SIGN CONTRACTOR
I	1/4" THICK ACRYLIC SIGNAGE APPLIED TO
	SIDING WITH VH DOUBLE SIDE TAPE
ſ	ZINC GREY BRAKE METAL CAP (MP-3)
T	ILLUMINATED STOREFRONT SIGNAGE BY 8
	CONTRACTOR
Σ	BOLLARD, PAINT (PT-1)

EXIEK	EXIEKIOR ELEVATION MATERIALS
Note Number	Note Text
А	FIBER CEMENT WALL PANELS (PL-1)
В	FIBER CEMENT WALL PANELS (PL-2)
S	REGAL BLUE BRAKE METAL FASCIA (MP-2)
D	REGAL BLUE SOFFIT PANELS (MP-2)
Е	REGAL BLUE STANDING SEAM ROOF PANELS (MP-2)
Ь	REGAL BLUE (MP-3) CANOPYCOLUMN (TYP)
Ŋ	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
エ	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
ſ	ZINC GREY BRAKE METAL CAP (MP-3)
٦	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
Ν	BOLLARD DAINT (DT_1)

	EXTERI	<b>EXTERIOR ELEVATION KEYNOTES</b>
	Note Number	Note Text
	<b>L</b>	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE SHOP DRAWINGS
	2	LED FLEX LIGHT
	3	OUTDOOR SPEAKERS MOUNTED TO CANOP - TYP OF (3) REF: SYSTEMS PLAN
	4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRU: STROKE
	5	ELECTRICAL EQUIPMENT; SEE ELECTRICAL
	9	FROST-PROOF HOSE BIBB
	2	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
	8	ROOF SCUPPER DRAIN - TYP OF 2
	6	SURFACE MOUNTED SIGN BOX
	10	TOP OF FOOTER. COORDINATE WITH CIVIL.
	11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
0R •	12	SAMSUNG DIGITAL DISPLAYS - TYP OF (2) RE SYSTEMS PLAN
	13	BOLLARD. COORDINATE WITH CIVIL.

DATE: 05/15/2025 JOB NO: 700ENNISTX DRAWN: STAFF CHECKED: CM



**EXTERIOR ELEVATION - RIGHT SIDE** 3/8" = 1'-0" 2

**EXTERIOR ELEVATION - LEFT SIDE**3/8" = 1'-0"

REMOTE COOLER PLAN 3/8" = 1'-0"

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COOLER ELEVATION - EAST 3/8" = 1'-0"

7

5/A2.3

REMOTE COOLER ELEVATIONS AND FINISHES

14.71

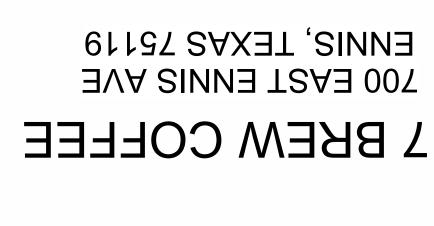
REVISIONS
ISSUED FOR PERMIT
05/15/2025

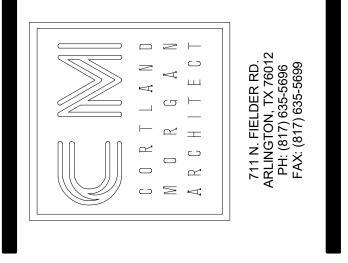
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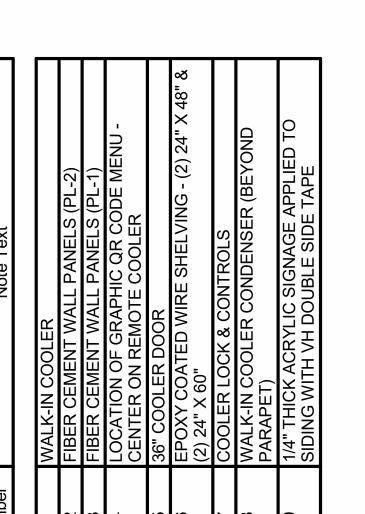
JOB NO: 700ENNISTX

DRAWN: STAFF

REMOTE COOLER GENERAL NOTES

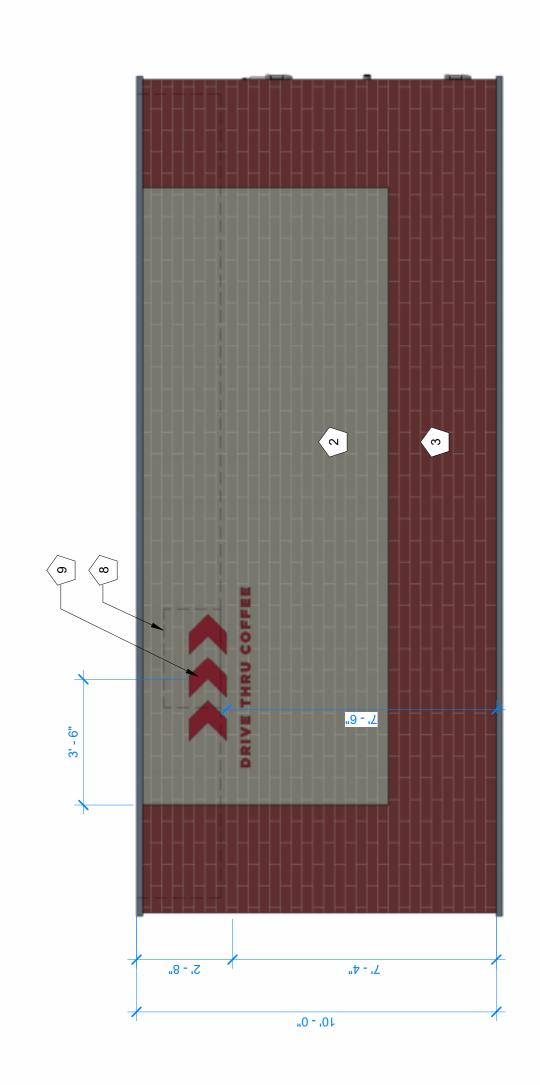
CHECKED: CM

DATE: 05/15/2025

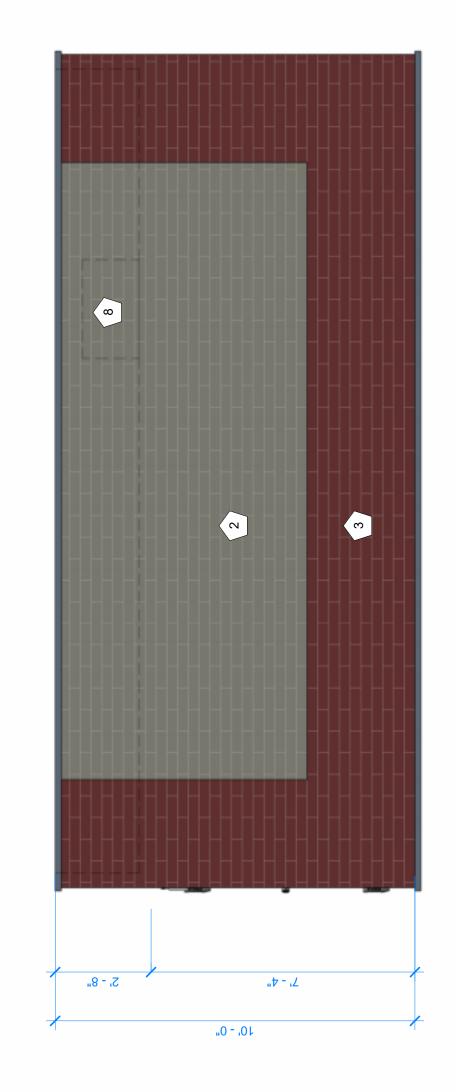


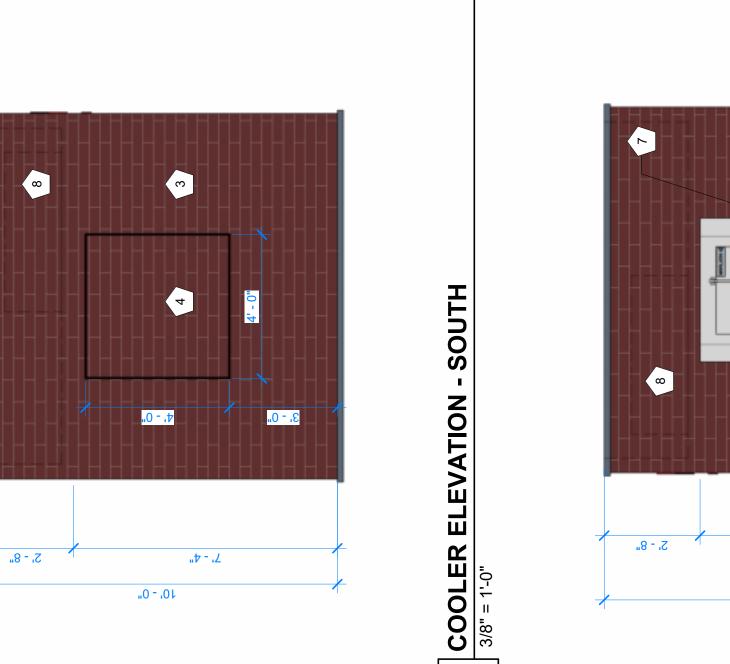
	1			1										•
LOCATION OF REMOTE COOLER MAY VARY. COORDINATE WITH CIVIL ENGINEER. ALL DRAWINGS ARE BASED OFF CUSTOM COOLER, BY NATIONAL MODULAR SPECIFICATIONS. COORDINATE WITH OWNER FOR REMOTE COOLER SPECIFICATIONS.		REMOTE COOLER KEYNOTES	Note Text		WALK-IN COOLER	FIBER CEMENT WALL PANELS (PL-2)	FIBER CEMENT WALL PANELS (PL-1)	LOCATION OF GRAPHIC QR CODE MENU - CENTER ON REMOTE COOLER	36" COOLER DOOR	EPOXY COATED WIRE SHELVING - (2) 24" X 48" & (2) 24" X 60"	COOLER LOCK & CONTROLS	WALK-IN COOLER CONDENSER (BEYOND PARAPET)	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE	
2. COC COC COC SPE		REMOT	Note Number		1	2	3	4	5	9	7	∞	6	

CLADDING MATERIALS	2000年代の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の			PRIMARY MATERIAL NICHIHA CANYON BRICK			Low Col	SECONDARY MATERIAL	NICHIHA VINTAGE BRICK COLOR - ALEXANDRIA BUFF				FASCIA - CANOPY AND ROOF COLOR - REGAL BLUE (MP-2)				COPING - PARAPET AND TRIP COLOR - ZINC GREY (MP-4)
S	%	TOT 96% 49% 47%	%0	4% 100%	%	%89 %0 68%	28%	3% 100%	%	TOT 96% 49% 47%	%0	4% 100%		%	%16 %0 82 84	%0	3% 100%
CALCULATION	SF	222 SF 113 SF 109 SF	0 SF	10 SF 232 SF	SF	69 SF 0 SF 69 SF	29 SF	4 SF 102 SF	SF	222 SF 113 SF 109 SF	0 SF	10 SF 232 SF		SF	98 SF 0 SF 98 SF	0 SF	4 SF 102 SF
EXTERIOR CLADDING CALCULATIONS	RIGHT SIDE	FIBER CEMENT PRIMARY SECONDARY	GLAZING / DOORS	COPING/ FASCIA TOTAL SF	FRONT SIDE	FIBER CEMENT PRIMARY SECONDARY	GLAZING / DOORS	COPING/ FASCIA TOTAL SF	LEFT SIDE	FIBER CEMENT PRIMARY SECONDARY	GLAZING / DOORS	COPING/ FASCIA TOTAL SF		BACK SIDE	FIBER CEMENT PRIMARY SECONDARY	GLAZING / DOORS	COPING/ FASCIA TOTAL SF



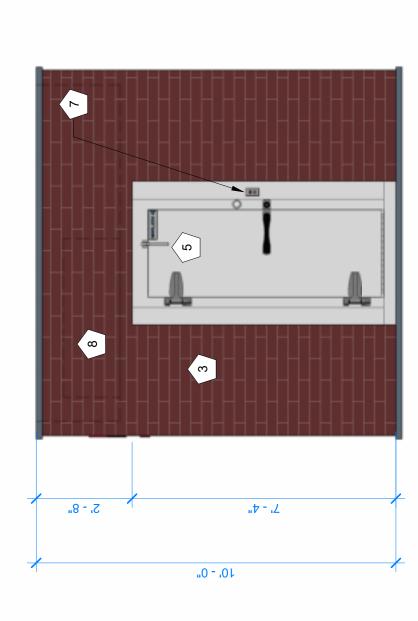
2





2

**COOLER ELEVATION - WEST** 3/8" = 1'-0"



COOLER ELEVATION - NORTH
3/8" = 1'-0" 3



Record No: PLAT-25-12

Plat Application

Status: Active

Submitted On: 7/7/2025

**Primary Location** 

700 E ENNIS AVE ENNIS, TX 75119

Owner

WAL-MART REAL ESTATE

**Business Tract** 

SE J Street 2608 BENTONVILLE,

AR 72716

**Applicant** 

Jake Wrazel555-555-555

@ permits@citadeldevgroup.com

♠ PO 150127 Austin, TX 78715

#### **Application Information**

Type of Application\* Plat Name\*

Replat JCCW Add. Lots 1A-R & 1C

Property Type\* No. of Lots\*

Commercial 2

Acreage\* Current Zoning\*

19.4638 CC - Corridor Commercial

Current Use\* Proposed Use\*

Wal-Mart Supercenter Wal-Mart Supercenter & Drive Through Only

Coffee Shop

Is this property serviced by the City of Ennis Water/CCN?\*

Are you using an Agent/Representative\*

Yes No

Do you have an approved Civil Plan Review?\* Civil Plan Review Number \*

Yes CIV-25-26

Ø Date of Submission of Civil Plans<sup>⋆</sup>
Date of Approval of Civil Plans<sup>⋆</sup>

05/22/2025 09/29/2025

You must have an approved Civil Plan Review and approval date to proceed with the Plat Application process. If you do not have an approved Civil Plan Review and staff cannot determine approval, your application will be rejected and returned. For Civil Plan Review, please apply at ennistx.portal.opengov.com

Will you be using a Temporary Concrete Batch Plant? (Requires a Specific Use Permit)\*

0

No

#### Owner Information

Owner Name Owner Street Address

WAL-MART REAL ESTATE BUSINESS Tract 2608 SE J Street

Owner City, State Zip Owner Telephone\*

Bentonville, AR 72716 (479) 844-1275

Owner Email\*

Alexander.Chak@walmart.com

#### Surveyor/Engineer Information

Firm Name\* Surveyor/Engineer Name\*

Golden Land Surveying Troy Dee

Address\* City, State Zip\*

4131 NW 122nd St ste 100 Oklahoma City, OK 73120

Telephone\* Email\*

405-802-7883 office@goldenls.com

#### Signature

Applicant Signature\*

Jake Wrazel
Jun 4, 2025

#### **Attachment Requires**

Please see the Plat Submittal Guidelines.pdf for more information on the requirements.

I have read and reviewed the Plat Application Requirements\*



#### **Hearing Date**

**△** Planning and Zoning Hearing Date\*

12/08/2025



#### **ZONING APPLICATION REVIEW**

CASE NUMBER: PLAT-25-12	
Is the request in compliance with the Comprehensive Plan / Land Use Plan?	<b>✓</b> YES NO
Does the request allow the property owner reasonable use of the property?	✓ YESNO
Does the request include a Development Agreement?	YES NO
EFFECTS OF PROPOSED USE:	
HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT SOME MEANS?	T MITIGATED BY
Traffic Congestion:	YES NO IN PROGRES
Noise and Light Pollution:	YES NO IN PROGRESS
Air Quality:	YES NO IN PROGRESS
• Crime:	YES NO IN PROGRESS

#### HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT MITIGATED BY SOME MEANS?

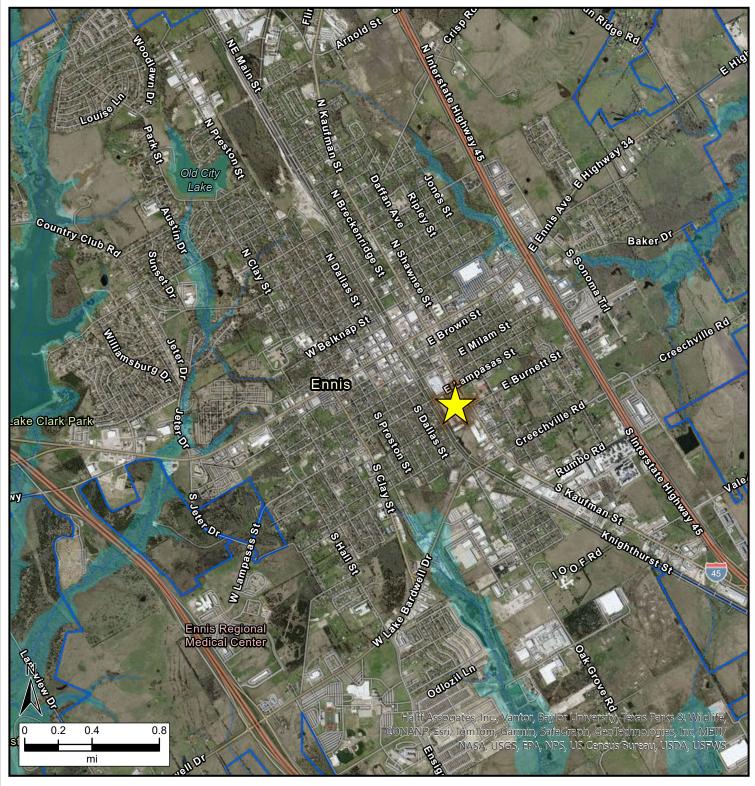
Water System:	YES NO IN PROGRESS
Wastewater System:	YES NO IN PROGRESS
School District:	YES NO IN PROGRESS
Parks:	YES NO IN PROGRESS
STAFF NOTES:	



#### AGENDA SUMMARY FORM

MEETING DATE:	12/08/25			ITEM NO.	IV b		_
AGENDA ITEM.	Consider approving a REF Subdivision 1, Division XX in the D. Rose Survey, Ab PID Nos. 159474 & 20872 P&Z Case No.: PLAT-25-2 Owner: 45 Industrial Drive Applicant: Davis & McDill	(X (30), creati stract No. 906 20. 23 e Associates L	ing Lot 1RR, 6, City of Enr	measuring ap	proximately	12.879 acres	, located
SUBMITTED BY:	Jorge Barake						
SUMMARY:	The subject property is applicant is proposing on March 13, 2024. The Works on October 14,	to build an ii he civil plans 2025.	ndustrial wa s reviewed a	rehouse to r and approve	eplace the d by the De	one burned partment of	down Public
	The newly built warehous Standards for properties			ne Unitied De	evelopment	Ordinance	(UDO)
RECOMMENDED MOTION:	I move to approve / de	eny the requ	est for a R	EPLAT as p	<u>resented</u>		
NAME: CHAIRPERSON COLEM VICE CHAIRPERSON H COMMISSIONER ESTE: COMMISSIONER GARR COMMISSIONER McCA COMMISSIONER SACH COMMISSIONER SNOE COMMISSIONER SEVE COMMISSIONER TOME	UGHES S RETT ,ULEY IA DGRASS ERSON (alt.)	MOTION	SECOND	- - - - - - - -	AYE	NAY	

#### Vicinity Map



Base Flood Elevation

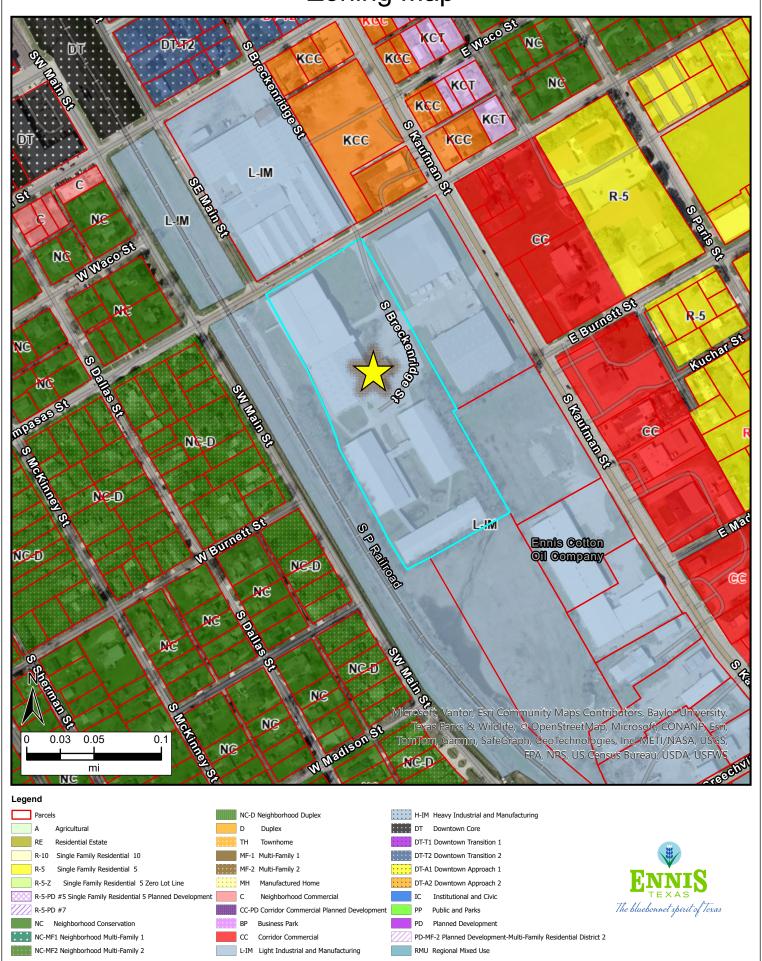
#### Legend

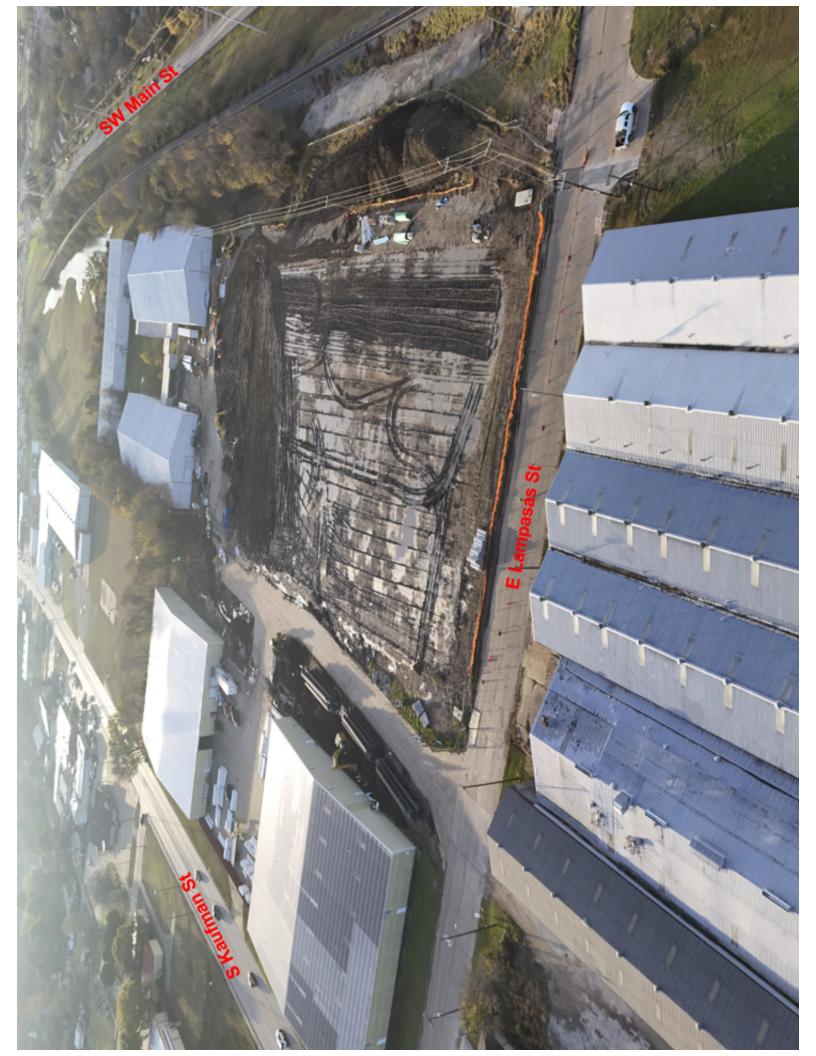


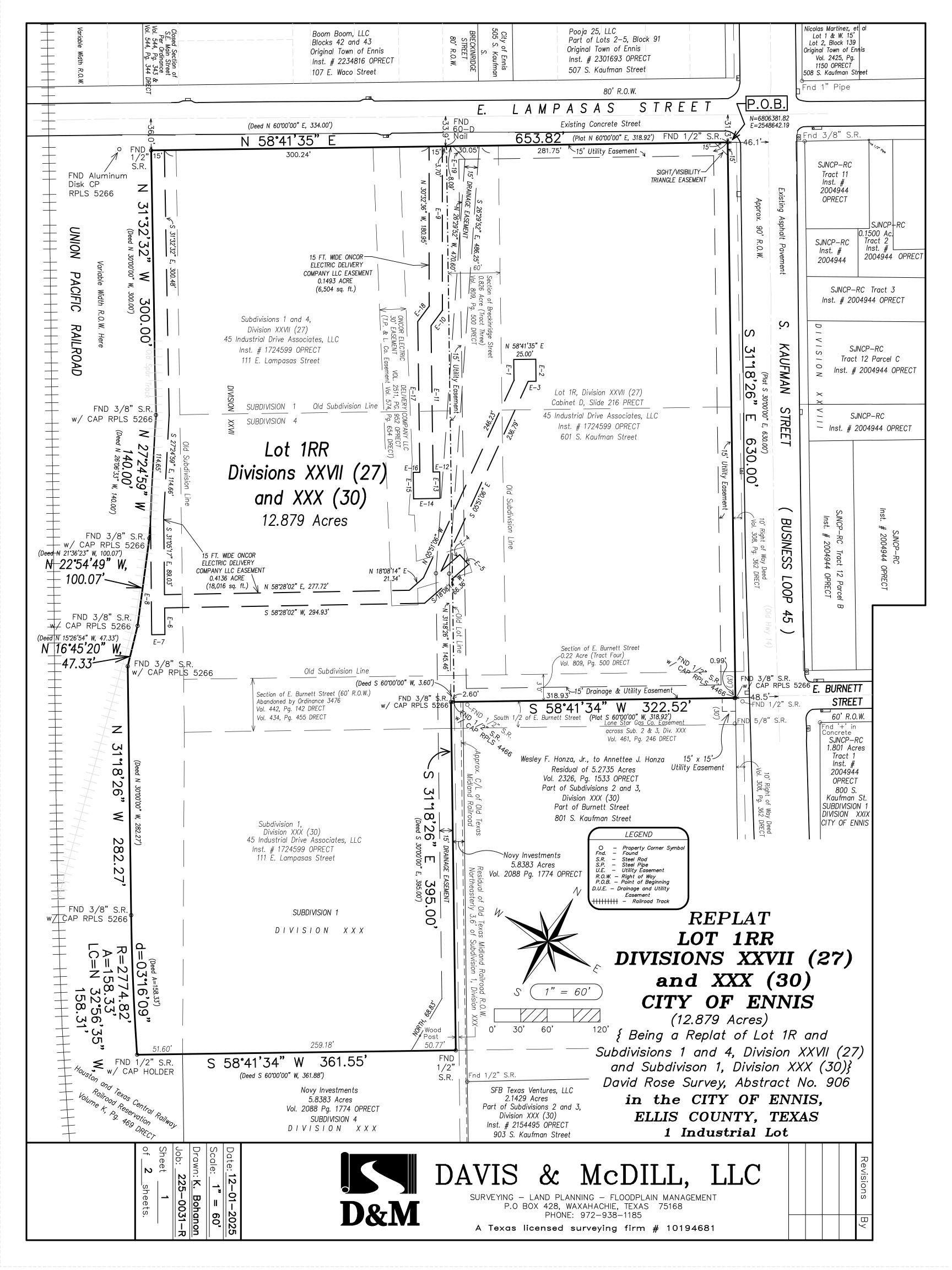
1% Annual Chance Flood Hazard Area



#### **Zoning Map**







OWNERS CERTIFICATE:

OF TEXAS \$
OF ELLIS \$ 6 COUNTY

틍 WHEREAS, 45 Industrial Drive Associates, LLC, are the Owners of a tract of land, situated in the David Rose Survey, Abstract Number 906 Ellis County, Texas, and being Lot 1R, Division XXVII (27) of the City of Ennis, Ellis County, Texas, according to the Replat thereof as recorded in Cabinet D, Slide 216 of the Plat Records of Ellis County, Texas (PRECT) conveyed to them by Templer Charitable Remainder Annuity Trust II in deed as recorded in Instrument Number 1724599 of the Official Public Records of Ellis County, Texas (OPRECT), and of a called 8.270 acre Tract Two conveyed to them by Templer Charitable Remainder Annuity Trust II in deed as recorded in Instrument Number 1724599 OPRECT, said 8.270 acre tract being a Subdivisions 1 and 4, Division XXVII (27) an a portion of Subdivision 1, Division XXX (30), a portion of E. Burnett Street, and a portion of the railroad reservation in the City of Ennis, according to the Plat thereof as recorded in Cabinet A, Slides 197 through 200 PRECT, and being more particularly described by its metes and bounds as follows:

FIELD NOTES 12.879 Acres

BEING a part of the David Rose Survey, Abstract Number 906, City of Ennis, Ellis County, Texas and being Lot 1R, Division XXVII (27) of the City of Ennis, Ellis County, Texas, according to the Replat thereof as recorded in Cabinet D, Slide 216, Plat Records, Ellis County, Texas (PRECT) and being the tract described as TRACT ONE in deed from Templer Charitable Remainder Annuity Trust II to 45 Industrial Drive Associates, LLC, recorded in Instrument Number 1724599, Official Public Records, Ellis County, Texas (OPRECT) and 8.270 acre tract described as TRACT TWO in said Templer Charitable Remainder Annuity Trust II to 45 Industrial Drive Associates, LLC deed, said 8.270 acre tract being a Subdivisions 1 and 4, Division XXVII (27) an a portion of Subdivision XXX (30), a portion of E. Burnett Street, and a portion of the railroad reservation in the City of Ennis, according to the Plat thereof as recorded in Cabinet A, Slides 197 street, and being more particularly described by its metes and bounds as follows:

BEGINNING at the intersection of the southeast right of way line of East Lampasas Street, a 80 foot wide public right of way, with the southwest right of way line of South Kaufman Street, also known as Business Interstate 45—G and U. S. Highway 75, a variable width public right of way, at the northeast corner of said Lot 1R, a ½ inch steel rod found, having surface coordinate values of North = 6806381.82 feet and East = 2548642.19 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 S 3178'26" E, with the east line of said Lot 1R and said South Kaufman Street right of way line, 630.00 feet (Plat S 30°00'00" E, 630.00 feet) to the southeast corner of the called 5.2735 acre tract of land described in deed from Wesley F. Honza, Jr., to Annette J. Honza, recorded in Volume 2326, Page 1533, OPRECT, a 3/8 inch steel rod with cap RPLS 5266 found;

THENCE S 58\*41'34" W, with the south line of said Lot 1R and the north line of said 5.2735 acre tract 322.52 feet (Plat S 60°00'00" W 3.60 feet) to an interior corner of said 8.270 acre tract and the northerly northwest corner of a called 5.8383 acre tract described in deed from Union Pacific Railroad Company to Novy Investments, recorded in Volume 2088, Page 1774, OPRECT, a 3/8 inch steel rod found with cap RPLS 5266; 318.92

THENCE S 3118'26" E, with the southerly east line of said 8.270 acre tract and same for this tract and along the northerly west line of said 5.8383 acre tract, 395.00 feet (Deed S 30°00'00" E, 395.00 feet) to the westerly southeast corner of said 8.270 acre tract and same for this tract at an inner ell corner of said 5.8383 acre tract, a ½ inch steel rod found;

THENCE S 58'41'34" W, with the southerly south line of said 8.270 acre tract and same for this tract and along the southerly north line of said 5.8383 acre tract 361.55 feet (Deed S 60'00'00" W, 361.88 feet) to the southwest corner of said 8.270 acre tract and within the Rail Road Reservation described in deed from Abraham Groesbeck, J. K. Hutchins, F. A. Rice and A. J. Baker, Trustees, to Houston and Texas Central Railway Company, recorded in Volume K, Page 469, Deed Records, Ellis County, Texas (DRECT) and the southwest comer of the 3.78 acre tract described in deed from Texas and New Orleans Railroad Company, recorded in Volume 442, Page 140, DRECT and on the arc of a non-tangent curve to the right, having a radius of 2774.82 feet, a ½ inch steel rod with plastic cap stamped "HOLDER"

THENCE with the west line of said 8.270 acre tract and said 3.78 acre tract and through said Rail Road Reservation the following courses and distances:

Northerly with the arc of said curve, having a central angle of 03°16'09" and a chord bearing and distance of N 32°56'31" W, 158.31 feet an arc length of 158.33 feet (Deed 158.33 feet) to the end of said curve, a 3/8 inch steel rod with plastic cap stamped \RPLS 5266 found; N 31'18'26" W, 282.27 feet (Deed N 30'00'00" W, 282.37 feet) a 3/8 inch steel rod with plastic cap stamped \RPLS 5266 found; N 16'45'20" W, 47.33 feet (Deed N 15'26'54" W, 47.33 feet) a 3/8 inch steel rod with plastic cap stamped \RPLS 5266 found; N 22'54'49" W, 100.07 feet (Deed N 21'36'23" W, 140.00 feet) a 3/8 inch steel rod with plastic cap stamped \RPLS 5266 found; N 27'24'59" W, 140.00 feet (Deed N 26'06'33" W, 140.00 feet) a 3/8 inch steel rod with plastic cap stamped \RPLS 5266 found; and N 31'32'32" W, 300.00 feet (Deed N 30'00'00" W, 300.00 feet) to the northwest corner of said 8.270 acre tract and said 3.78 acre tract on said East Lampasas Street right of way line, a ½ inch steel rod found;

THENCE N 58\*41'35" E, with said East Lampasas Street right of way line, the north line of said 3.78 acre tract, passing the common line of said 3.78 acre tract and said Reservation at 24 feet and continuing with the north line of said 8.270 acre tract and said Lot 1R, in all, 653.82 feet (Deed N 60°00'00" E, 334.00 feet and Plat N 60°00'00" E, 318.92 feet) o the point of beginning and containing approximately 12.879 acres of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

LINE NO. That 45 Industrial Drive Associates, LLC (owners) acting herein by and through its duly authorized officers, do hereby adopt this plat designating the hereinabove described property as a FINAL PLAT of LOT 1RR, DIVISIONS XXVII (27) and XXX (30) of the CITY of Ennis, Praxs, and As Subdivisions 1 and 4, Division XXVIII (27) and Subdivisions 1 and 4, Division XXXIII (27) and Subdivision 1, Division XXXIII (27) and Entis on a defence and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements as adejocity the use on commodation of all public utilities being subordinate to the publics and City of Ennis value the City of Ennis or any public utilities being subordinate to the publics and City of Ennis was thereof. The City of Ennis or any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, majorenoments or efficiency of its respective systems on any of these easements and the City of Ennis or any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, nepecting, patrolling, maintaining, and assignments for the purpose of constructing, nepecting, patrolling, maintaining, and assignments for many and defend all and singular the above described streets, alleys, easements, and rights unto the public against every person whomsover lawfully claiming or to claim the same of any part ther

Witness my hand on this

Neil Kessler 45 Industrial Drive Associates, LLC

45 Industrial Drive Associates, LLC 775 Mountain Boulevard, Suite 209 Watchung, New Jersey 07069 973–809–3562 neil.kessler500@gmail.com Neil Kessle Phone: E-mail:

NO 100 YEAR FLOODPLAIN PER FEMA FIRM MAP # 48139C0380F, DATED 06-03-2 THE SUBJECT PROPERTY IS IN ZONE X UNSHADED. NOTE:

**⊕** B ORTHAN -2013. 23.81'
25.00'
8.95'
28.30'
15.00'
30.22'
15.00'
134.73'
166.166'
165.83'
7.50'

DISTANCE BLE

BEARING, CALL

EASEMENT

HTAON

2000, II 1 33 SCALE LOCATION MAP

STATEMENT REGARDING SALE OF PROPERTY BY METES AND BOUNDS: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance, and is subject to fines and withholding of utilities and building permits.

N 3118'25" W, S 3118'25" E, S 58'41'35" W, N 18'08'14" E, S 71'51'46" E, S 31'05'17" W, S 58'54'43" W, N 31'18'24" E, N 58'41'35" E, S 31'18'25" E, S 58'41'35" E, N 31'18'25" E, N 31'18'24" W, N 58'41'35" E, N 31'18'24" W, N 73'40'59" W, N 73'40'59" W,

L-10 L-11 L-12 L-13 L-14

202

OWNERS:

The owners of all corner lots shall maintain visibility/sight triangles in accordance with the City of Ennis and/or TxDOT ordinances, rules, and regulations. EASEMENT NOTE: TRIANGLE SIGHT/VISIBILITY

30.00° 30.00° 7.50° 170.90° 21.77° 20.37°

L-15 L-16 L-17

of 

RESTRICTION STATEMENT: DEED plat does not alter or remove e restrictions or covenants, if any, property. This deed

INDUSTRIAL CURRENT ZONING LIGHT INDU: and MANUFACTURING (L-IM). ZONING NOTE: PER

OF ENNIS (30)1RR XXX REPL DIVISIONS LOT and CITY

225-0031-R

Job:

2

Sheet

sheets.

 $\sim$ 

of

Drawn: K. Bohanon

Date: 12-01-2025

and Subdivison 1, Division XXX (30)} Division XXVII { Being a Replat of Lot 1R and (12.879 Acres) 1 and 4, Subdivisions

906 Abstract No. OF ENNIS **TEXAS** Lot COUNTY, Industrial David Rose Survey, CITY theELLIS 7 in

PHONE: 972-938-1185 P.O BOX 428, WAXAHACHIE, TEXAS 75168 McDILL, DAVIS LLC X

18976101 #

That I, Stuart G. Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision ordinances, rules, and regulations of the City of Ennis, Texas.

KNOW ALL MEN BY THESE PRESENTS:

Notary Public

any purpose.

for

shall not be recorded

document

"Preliminary, this

Stuart G. Hamilton Registered Professional Land Surveyor Number 4480

THIS PLAT IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

യ <sub>യ</sub>

STATE OF TEXAS COUNTY OF ELLIS

 $\stackrel{\mathsf{B}}{\mathsf{B}}$ 

Revisions

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Neil Kessler, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

day of

Given under my hand and seal of office, this

202

9

Expires

My Commission

A Texas licensed surveying firm

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Stuart G. Hamilton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

of

day

my hand and seal of office, this

under

Expires

Commission

Σ

APPROVAL

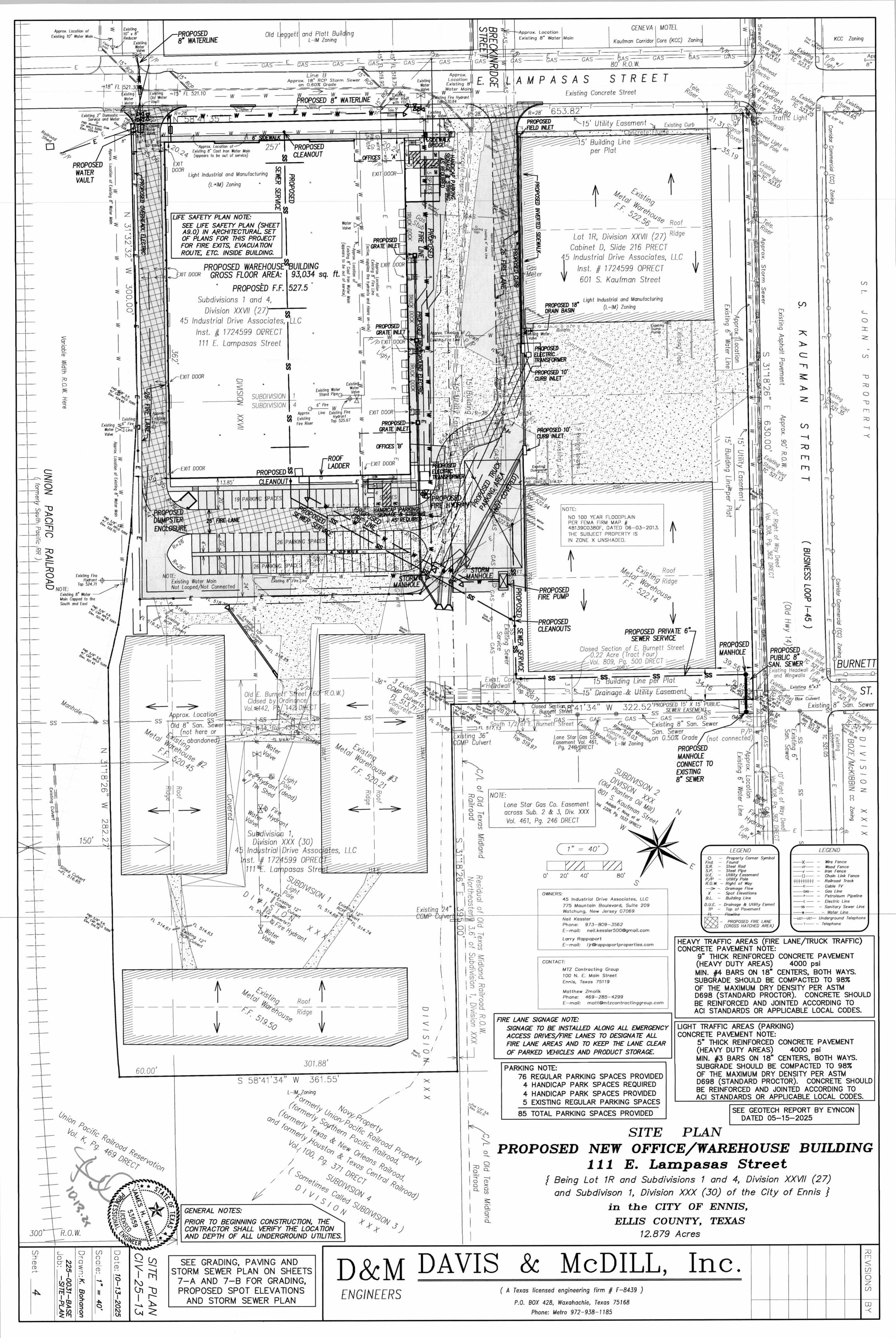
P

CERTIFICATE O

l hereby c (Reing a l (Being 6 Ennis), City Manager

Notary Public

 $\mathbf{D}$ 





#### PLAT-25-23

Plat Application Status: Active

Submitted On: 10/28/2025

#### **Primary Location**

111 E LAMPASAS ST ENNIS, TX 75119

#### **Owner**

45 INDUSTRIAL DRIVE ASSOCIATES LLC C/O ROSS ANGLIM ANGELINI 775 MOUNTAIN BLVD STE 209 WATCHUNG, NJ 7069

#### **Applicant**

Kevin Bohanon972-938-1185

kb@davismcdill.com1014 Ferris Avenue Suite1043

P.O. Box 428

Waxahachie, Texas 75168

#### **Application Information**

Type of Application\* Plat Name\*

Replat Lot 1RR Divisions 27 and 30 City of Ennis

Property Type\* No. of Lots\*

Commercial

Acreage\* Current Zoning\*

12.879 L-IM - Light Industrial and Manufacturing

Current Use\* Proposed Use\*

Warehouses Warehouse

Is this property serviced by the City of Ennis Water/CCN?\* Are you using an Agent/Representative\*

Yes Yes

Do you have an approved Civil Plan Review?\* Civil Plan Review Number \*

Yes CIV-25-38

Date of Approval of Civil Plans\*

10/14/2025

You must have an approved Civil Plan Review and approval date to proceed with the Plat Application process. If you do not have an approved Civil Plan Review and staff cannot determine approval, your application will be rejected and returned. For Civil Plan Review, please apply at ennistx.portal.opengov.com

Will you be using a Temporary Concrete Batch Plant? 
(Requires a Specific Use Permit)\*

No

#### **Owner Information**

Owner Name Owner Street Address

45 Industrial Drive Associates, LLC 775 Mountain Boulevard, Suite 209

Owner City, State Zip Owner Telephone\*

Watchung, New Jersey 07069 973-809-3562

Owner Email\*

neil.kessler500@gmail.com

#### Agent/Representative Information

Firm Name \* Main Contact\*

MTZ Contracting Group Matt Zmolik

Address\* City, State Zip

100 N. E. Main Street Ennis, Texas 75119

Telephone\* Email\*

469-285-4299 matt@mtzcontractinggroup.com

#### Surveyor/Engineer Information

Firm Name\*

Surveyor/Engineer Name\*

Davis & McDill, LLC

Stuart Hamilton

Address\*

City, State Zip\*

1014 Ferris Avenue, Suite 1043

Waxahachie, Texas 75165

Telephone\*

Email\*

972-938-1185

kb@davismcdill.com

#### Signature

**Applicant Signature\*** 



Neil Kessler

Oct 28, 2025

#### **Attachment Requires**

Please see the Plat Submittal Guidelines.pdf for more information on the requirements.

I have read and reviewed the Plat Application Requirements\*



#### **Hearing Date**

12/08/2025



#### **ZONING APPLICATION REVIEW**

CASE NUMBER:			
Is the request in compliance with the Comprehensive Plan / Land Use Plan?	YES	NO	
Does the request allow the property owner reasonable use of the property?	YES	NO	
Does the request include a Development Agreement?	YES	NO	
EFFECTS OF PROPOSED USE:			
HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT M SOME MEANS?	IITIGATE	D BY	
• Traffic Congestion:	YES	NO	IN PROGRESS
Noise and Light Pollution:	YES	NO	IN PROGRESS
Air Quality:	YES	NO	IN PROGRESS

YES

NO

**IN PROGRESS** 

Crime:

# HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT MITIGATED BY SOME MEANS?

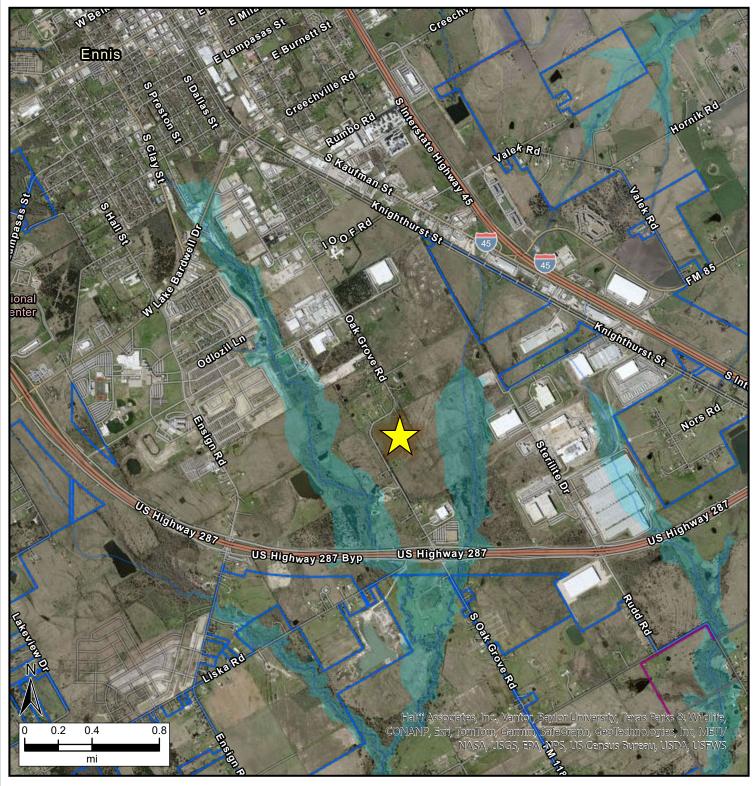
Water System:	YES	NO	IN PROGRESS
Wastewater System:	YES	NO	IN PROGRESS
• School District:	YES	NO	IN PROGRESS
• Parks:	YES	NO	IN PROGRESS
STAFF NOTES:			



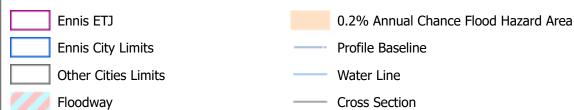
# AGENDA SUMMARY FORM

MEETING DATE:	12/08/25			ITEM NO.	IV C		_
AGENDA ITEM:	Consider approving a Pf of 1 industrial lot and me Survey, Abstract No. 496 County, Texas. 3200 to 185552 and 195852. P&Z Case No.: PLAT-25 Owner: Conax Propertie Applicant: Pape-Dawsor	easuring appr 8, and James 3500 block ra 5-9 s LLC	oximately 42 s N. Duncan	2.728 acres, Survey, Abs	located in th tract No. 291	e Jones Hav I, City of Enn	en iis, Ellis
UBMITTED BY:	Erica Stubbs						
SUMMARY:	The subject property is civil plans were submit reviewed and approved.  This Preliminary Plat is utilities.	tted on Marc ed by the Dep	ch 25, 2025 partment on	to the Depa July 31, 20	rtment of Pu 25.	ublic Works	and
RECOMMENDED MOTION:	I move to approve / de	eny the requ	est for a Pf	RELIMINAR	RY PLAT as	s presented	
NAME: CHAIRPERSON COLEM VICE CHAIRPERSON H COMMISSIONER ESTE COMMISSIONER GARE COMMISSIONER McCA COMMISSIONER SACH COMMISSIONER SNOE COMMISSIONER SEVE COMMISSIONER TOME	HUGHES ES RETT AULEY HA DGRASS ERSON (alt.)	MOTION	SECOND		AYE	NAY	

# Vicinity Map



### Legend



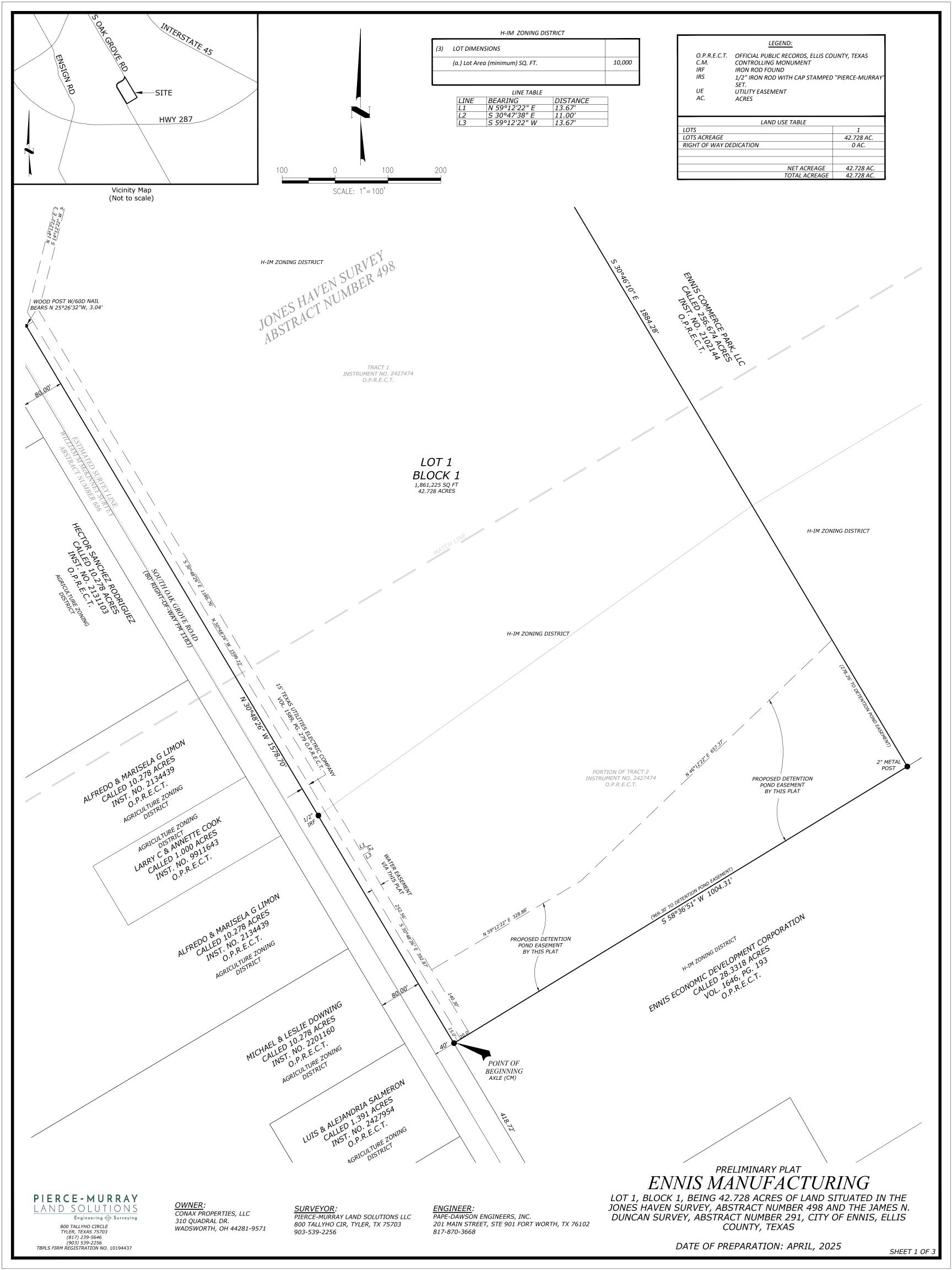


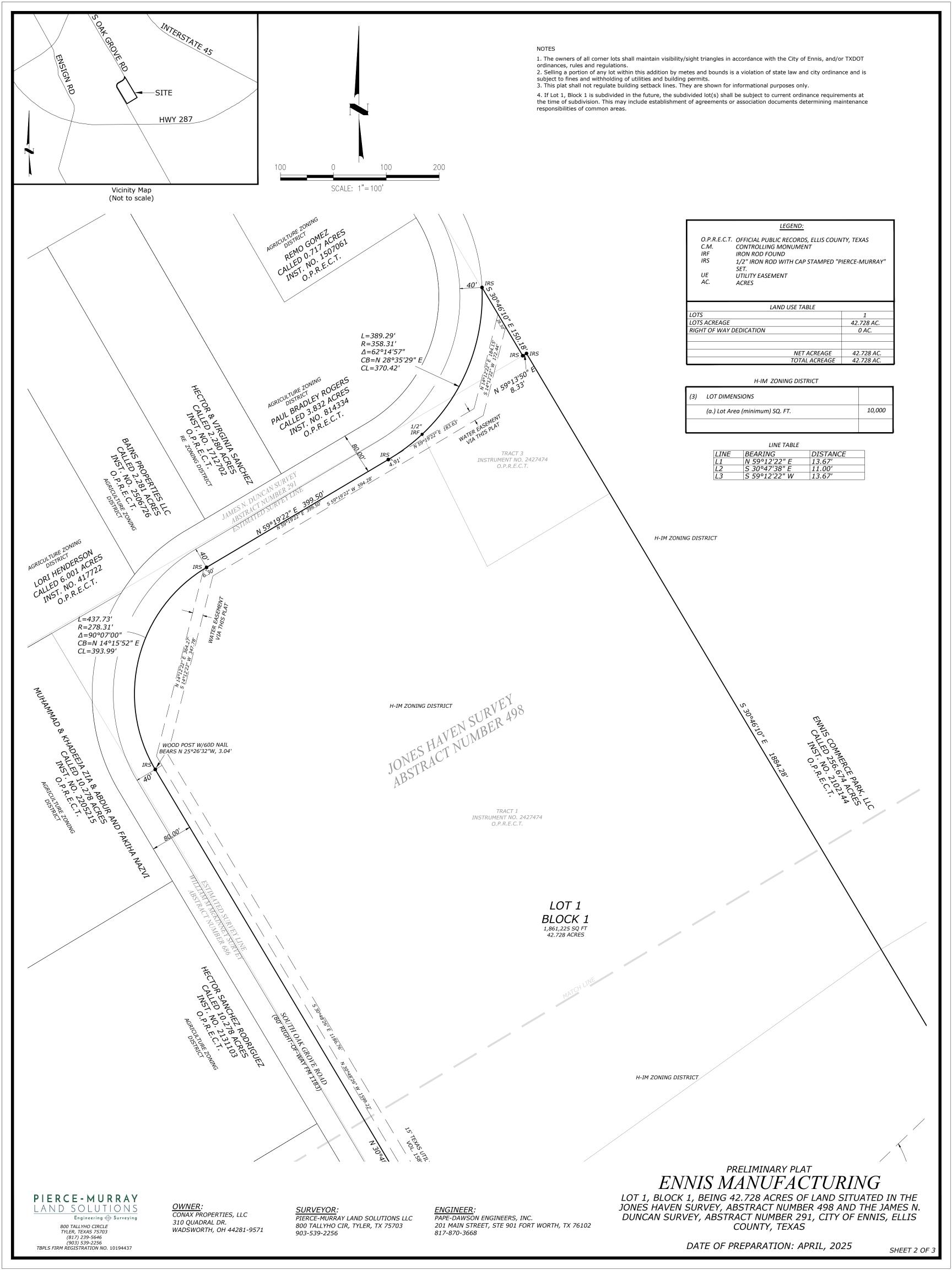
1% Annual Chance Flood Hazard Area

Base Flood Elevation

# **Zoning Map** rosoft, Vantor, Esri Community Maps Communes, Con Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CON/ purom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NAS EPA, NPS, US Census Bureau, USD/ 0.05 0.1 0.2 Tom Tom, Garmin, Safe Legend Parcels NC-D Neighborhood Duplex H-IM Heavy Industrial and Manufacturing DT Downtown Core Agricultural Duplex Residential Estate DT-T1 Downtown Transition 1 Townhome R-10 Single Family Residential 10 DT-T2 Downtown Transition 2 R-5 Single Family Residential 5 DT-A1 Downtown Approach 1 R-5-Z Single Family Residential 5 Zero Lot Line R-5-PD #5 Single Family Residential 5 Planned Development Neighborhood Commercial Institutional and Civic The bluebonnet spirit of Texas R-5-PD #7 CC-PD Corridor Commercial Planned Development Public and Parks NC Neighborhood Conservation Business Park PD Planned Development NC-MF1 Neighborhood Multi-Family 1 CC Corridor Commercial PD-MF-2 Planned Development-Multi-Family Residential District 2 NC-MF2 Neighborhood Multi-Family 2 L-IM Light Industrial and Manufacturing RMU Regional Mixed Use







#### OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, CONAX PROPERTIES, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JONES HAVEN SURVEY, ABSTRACT NUMBER 498, AND THE JAMES N. DUNCAN SURVEY, ABSTRACT NUMBER 291, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 28.332 ACRE TRACT OF LAND (TRACT 1), A PORTION OF THAT CERTAIN CALLED 28.332 ACRE TRACT OF LAND (TRACT 2), AND ALL OF THAT CERTAIN CALLED 2.00 ACRE TRACT OF LAND (TRACT 3) DESCRIBED IN A DEED TO CONAX PROPERTIES, LLC, AS RECORDED IN INSTRUMENT NUMBER 2427474, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN AXLE FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH OAK GROVE ROAD (COUNTY ROAD 1183, AN 80' RIGHT-OF-WAY) AND BEING THE SOUTHWEST CORNER OF THE REMAINDER OF SAID CALLED 28.332 ACRE TRACT OF LAND (TRACT 2) DESCRIBED TO CBRM INVESTMENTS LLC, AS RECORDED IN INSTRUMENT NO. 2427474, SAID COUNTY RECORDS, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 28.3318 ACRE TRACT OF LAND DESCRIBED IN DEED TO CBRM INVESTMENTS LLC, AS RECORDED IN INSTRUMENT NO. 2427473, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N 30°48'26"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID TRACT 2, AT A DISTANCE OF 500.8 FEET PASS A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 2 AND THE SOUTHWEST CORNER OF SAID TRACT 1, THEN CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID TRACT 1 A TOTAL DISTANCE OF 1578.70 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT AND FROM WHICH A WOOD POST WITH A 60D NAIL IN THE TOP FOUND BEARS N 25°26'32"W, 3.04 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE PROPERTY LINE OF SAID TRACT 1, WITH SAID CURVE, AN ARC DISTANCE OF 437.73, THROUGH A CENTRAL ANGLE OF 90°07'00", HAVING A RADIUS OF 278.31 FEET AND A LONG CHORD OF WHICH BEARS N 14°15'52"E, 393.99 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 59°19'22"E, A DISTANCE OF 399.50 FEET CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND WITH SAID PROPERTY LINE TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND WITH SAID PROPERTY LINE AND WITH SAID CURVE, AT AN ARC DISTANCE OF 79.84 FEET ALONG SAID CURVE PASS A 1/2 INCH IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF SAID TRACT 1 AND THE NORTHWESTERLY CORNER OF SAID 2.00 ACRE TRACT 3, IN ALL AN ARC DISTANCE OF 389.29 FEET, THROUGH A CENTRAL ANGLE OF 62°14'57", HAVING A RADIUS OF 358.31 FEET AND A LONG CHORD OF WHICH BEARS N 28°35'29"E, 370.42 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET FOR THE MOST NORTHERLY CORNER OF SAID CALLED 2.00 ACRE TRACT 3 AND BEING IN THE WESTERLY LINE OF THAT CERTAIN CALLED 256.674 ACRE TRACT OF LAND DESCRIBED IN DEED TO ENNIS COMMERCE PARK, LLC, AS RECORDED IN INSTRUMENT NUMBER 2102144, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE S 30°46'10"E, A DISTANCE OF 150.18 FEET ALONG THE EASTERLY LINE OF SAID CALLED 2.00 ACRE TRACT 3 AND THE WESTERLY LINE OF SAID CALLED 256.674 ACRE TRACT TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 59°13'50"E, A DISTANCE OF 8.33 FEET CONTINUING ALONG THE EASTERLY LINE OF SAID CALLED 2.00 ACRE TRACT 3 AND THE WESTERLY LINE OF SAID CALLED 256.674 ACRE TRACT TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 30°46'10"E, A DISTANCE OF 1884.28 FEET ALONG THE EASTERLY LINE OF SAID TRACT 1, 2, AND 3 AND THE WEST LINE OF SAID CALLED 256.674 ACRE TRACT TO A 2 INCH METAL POST FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED TRACT 2, THE SOUTHWEST CORNER OF SAID CALLED 256.674, THE WESTERLY POINT OF THE REMAINDER OF THAT CERTAIN CALLED 15.9514 ACRE TRACT OF LAND DESCRIBED IN DEED TO ENNIS ECONOMIC DEVELOPMENT CORPORATION, AS RECORDED IN VOLUME 1656, PAGE 948, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS AND BEING IN THE NORTH LINE OF THE AFOREMENTIONED CALLED 28.3318 ACRE TRACT;

THENCE S 58°36'51"W, A DISTANCE OF 1004.31 FEET ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID TRACT 2 AND THE NORTH LINE OF SAID CALLED 28.3318 ACRE TRACT, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 1,861,225 SQUARE FEET OR 42.728 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

WITNESS my hand at Ennis, Texas, this \_\_\_\_\_ day of \_\_\_\_\_

That CONAX PROPERTIES. LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ennis Manufacturing, an addition to the City of Ennis, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Ennis' use thereof. The City of Ennis or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements and the City of Ennis or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all of part of its respective system without the necessity at any time of procuring the permission of anyone. CONAX PROPERTIES, LLC does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described street, alleys, easements, and rights unto the public against every person whomsoever lawfully claiming or to claim the same of any part thereof. This plat is approved subject to all platting and subdivision ordinances, rules, regulations, and resolutions o

BY: CONAX PROPERTIES, LLC
Owner Signature:
Printed Name:
STATE OF TEXAS § COUNTY OF ELLIS §
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, Owner, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the burpose and considerations therein expressed.
Siven under my hand and seal of office, this day of, 2025.
lotary Public in and for State of Texas Ny Commission Expires:



# CERTIFICATE OF APPROVAL

of Ennis, Texas, according to Chapter	regoing plat of the Ennis Manufacturing, was approved by the City 212 of the Texas Local Government Code on this day of	
City Manager		
KNOW ALL MEN BY THESE PRESENTS:	SURVEYORS CERTIFICATE	
KNOW ALL MEN DI THESE PRESENTS:		
That I.	. do hereby certify that I prepared this plat from an actua	al and
That I,		der m
That I,	, do hereby certify that I prepared this plat from an actual the corner monuments shown thereon as set were properly placed under	der m
That I,	, do hereby certify that I prepared this plat from an actual the corner monuments shown thereon as set were properly placed under	der m
That I,	, do hereby certify that I prepared this plat from an actual the corner monuments shown thereon as set were properly placed under the subdivision ordinances, rules, and regulations of the City of En	der m
That I, accurate survey of the land and that ti	, do hereby certify that I prepared this plat from an actual the corner monuments shown thereon as set were properly placed under the subdivision ordinances, rules, and regulations of the City of En	der m
That I,	, do hereby certify that I prepared this plat from an actual the corner monuments shown thereon as set were properly placed under the subdivision ordinances, rules, and regulations of the City of En	der m
That I,	, do hereby certify that I prepared this plat from an actual the corner monuments shown thereon as set were properly placed under the subdivision ordinances, rules, and regulations of the City of En	der m
That I,	, do hereby certify that I prepared this plat from an actual the corner monuments shown thereon as set were properly placed under the subdivision ordinances, rules, and regulations of the City of English the Subdivision ordinances, rules, and regulations of the City of English the Subdivision ordinances, rules, and regulations of the City of English the Subdivision ordinances, rules, and regulations of the City of English the Subdivision ordinances, rules, and regulations of the City of English the Subdivision ordinances, rules, and regulations of the City of English the Subdivision ordinances, rules, and regulations of the City of English the Subdivision ordinances, rules, and regulations of the City of English the Subdivision ordinances, rules, and regulations of the City of English the Subdivision ordinances, rules, and regulations of the City of English the Subdivision ordinances, rules, and regulations of the City of English the Subdivision ordinances, rules, and regulations of the City of English the Subdivision ordinances, rules, and regulations of the City of English the Subdivision ordinances, rules, and regulations of the City of English the Subdivision ordinances, rules, and regulations of the City of English the Subdivision ordinances, rules, and regulations or the Subdivision ordinances, rules, and regulations ordinances, rules, and regulations or the Subdivision ordinances, rules, rules	der m nis, ally
That I,	, do hereby certify that I prepared this plat from an actual the corner monuments shown thereon as set were properly placed under the subdivision ordinances, rules, and regulations of the City of En	der m nis, ally

# ENNIS MANUFACTURING

LOT 1, BLOCK 1, BEING 42.728 ACRES OF LAND SITUATED IN THE JONES HAVEN SURVEY, ABSTRACT NUMBER 498 AND THE JAMES N. DUNCAN SURVEY, ABSTRACT NUMBER 291, CITY OF ENNIS, ELLIS COUNTY, TEXAS

DATE OF PREPARATION: APRIL, 2025

PIERCE - MURRAY

LAND SOLUTIONS

Engineering Surveying

800 TALLYHO CIRCLE

TYLER TEXAS 75703

(817) 239-5646

(903) 539-2256 TBPLS FIRM REGISTRATION NO. 10194437 OWNER: CONAX PROPERTIES, LLC 310 QUADRAL DR. WADSWORTH, OH 44281-9571 <u>SURVEYOR</u>: PIERCE-MURRAY LAND SOLUTIONS LLC 800 TALLYHO CIR, TYLER, TX 75703 903-539-2256 ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
201 MAIN STREET, STE 901 FORT WORTH, TX 76102
817-870-3668

My Commission Expires: \_\_\_

UN: APRIL, 2025



Record No: PLAT-25-9

Plat Application

Status: Active

Submitted On: 5/19/2025

**Primary Location** 

O OAK GROVE RD ENNIS, TX 75119

**Owner** 

CONAX PROPERTIES LLC 310 Quadral Dr Wadsworth, OH 44281–9571 **Applicant** 

Matthew Maly817-870-3668

@ mmaly@pape-dawson.com

n 201 Main Street

Suite 901

Fort Worth, Texas 76102

### **Application Information**

Type of Application\* Plat Name\*

Preliminary Ennis Manufacturing

Property Type\* No. of Lots\*

Commercial 1

Acreage\* Current Zoning\*

42.728 H-IM - Heavy Industrial and Manufacturing

Current Use\* Proposed Use\*

Heavy Industrial and Manufacturing

Heavy Industrial and Manufacturing

Is this property serviced by the City of Ennis Water/CCN?\* Are you using an Agent/Representative\*

Yes No

Do you have an approved Civil Plan Review?\* Civil Plan Review Number \*

Yes CIV-25-10

Date of Approval of Civil Plans\*

07/31/2025

You must have an approved Civil Plan Review and approval date to proceed with the Plat Application process. If you do not have an approved Civil Plan Review and staff cannot determine approval, your application will be rejected and returned. For Civil Plan Review, please apply at ennistx.portal.opengov.com

Will you be using a Temporary Concrete Batch Plant? (Requires a Specific Use Permit)\*

No

#### Owner Information

Owner Name Owner Street Address

Conax Properties LLC 310 Quadral Dr.

Owner City, State Zip Owner Telephone\*

Wadsworth, OH 44281-9571 330-334-0066

Owner Email\*

nrandjelovic@soprema.us

### Surveyor/Engineer Information

Firm Name\* Surveyor/Engineer Name\*

Pape-Dawson Engineers Davis Dickerson

Address\* City, State Zip\*

201 Main St., Suite 901 Fort Worth, TX 76102

Telephone\* Email\*

580-304-2011 ddickerson@pape-dawson.com

# Signature

Applicant Signature\*

Davis Dickerson May 13, 2025

# **Attachment Requires**

Please see the Plat Submittal Guidelines.pdf for more information on the requirements.

I have read and reviewed the Plat Application Requirements\*



# **Hearing Date**

**△** Planning and Zoning Hearing Date\*

12/08/2025



### **ZONING APPLICATION REVIEW**

CASE NUMBER: PLAT-25-9	
Is the request in compliance with the Comprehensive Plan / Land Use Plan?	<b>√</b> YES NO
Does the request allow the property owner reasonable use of the property?	<b>✓</b> YES NO
Does the request include a Development Agreement?	YES NO
EFFECTS OF PROPOSED USE:	
HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT SOME MEANS?	T MITIGATED BY
Traffic Congestion:	YES NO IN PROGRESS
Noise and Light Pollution:	YES NO IN PROGRESS
Air Quality:	YES NO IN PROGRESS
• Crime:	YES NO IN PROGRESS

# HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT MITIGATED BY SOME MEANS?

• Water System:		<b>✓</b> YES NO	IN PROGRESS
Wastewater System	em:	<b>✓</b> YES NO	IN PROGRESS
• School District:		<b>✓</b> YES NO	IN PROGRESS
• Parks:		<b>✓</b> YES NO	IN PROGRESS
STAFF NOTES:			

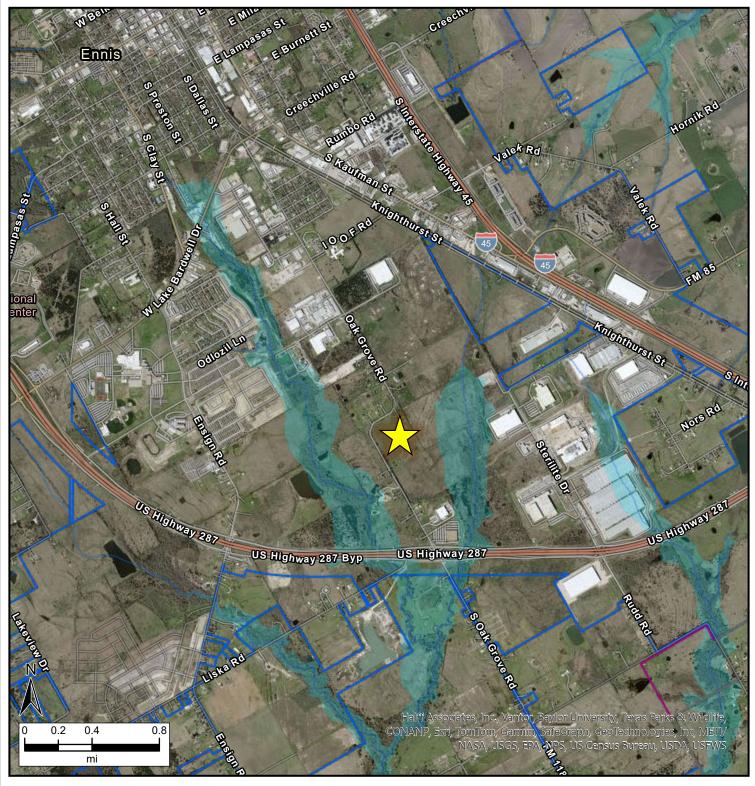
REVIEWED BY: \_\_\_\_\_\_ Trica Stubbs



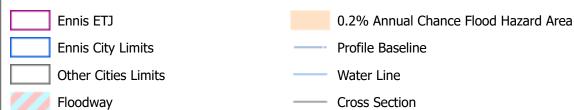
# AGENDA SUMMARY FORM

MEETING DATE:	12/08/25			ITEM NO.	IV d		_
AGENDA ITEM:	Consider approving a FII industrial lot and measur Abstract No. 498, and Ja Texas. 3200 to 3500 blow 195852. P&Z Case No.: PLAT-25 Owner: Conax Properties Applicant: Pape-Dawson	ing approximmes N. Dunc ck range of S -25 s LLC	nately 42.728 can Survey,	3 acres, loca Abstract No.	ted in the Jo 291, City of	nes Haven S Ennis, Ellis (	urvey, County,
SUBMITTED BY:	Erica Stubbs					_	
SUMMARY:	The subject property is civil plans were submit reviewed and approved.  As with the Preliminary departments and franciproceed with the perm Soprema, a company to	tted on Marc d by the Dep / Plat, this F thise utilities itting proces	ch 25, 2025 partment on inal Plat has . Once app ss to develo	to the Depa November s been revie proved, it is to p and consti	rtment of Pu 1, 2025. wed by all r he applican ruct the Enn	ublic Works a respective cit t's intention	and ty to
RECOMMENDED MOTION:	I move to approve / de	ny the requ	est for a FI	NAL PLAT	as presente	<u>ed</u>	
NAME: CHAIRPERSON COLEM VICE CHAIRPERSON H COMMISSIONER ESTE COMMISSIONER GARE COMMISSIONER McCA COMMISSIONER SACH COMMISSIONER SNOE COMMISSIONER SEVE COMMISSIONER TOME	IUGHES S RETT AULEY HA DGRASS ERSON (alt.)	MOTION	SECOND		AYE	NAY	

# Vicinity Map



### Legend

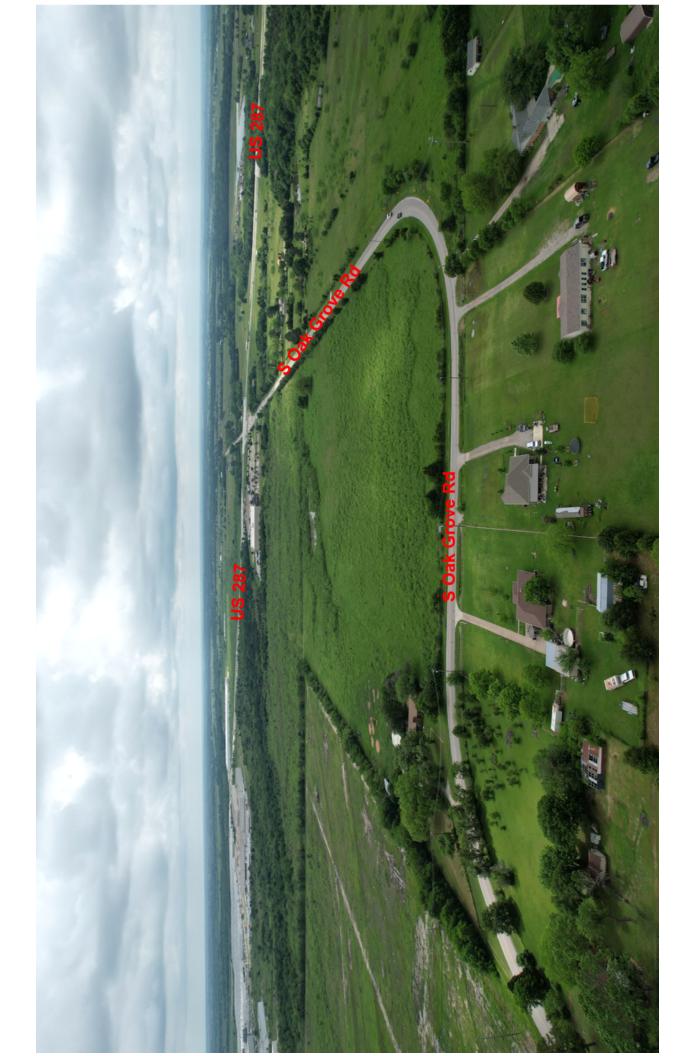


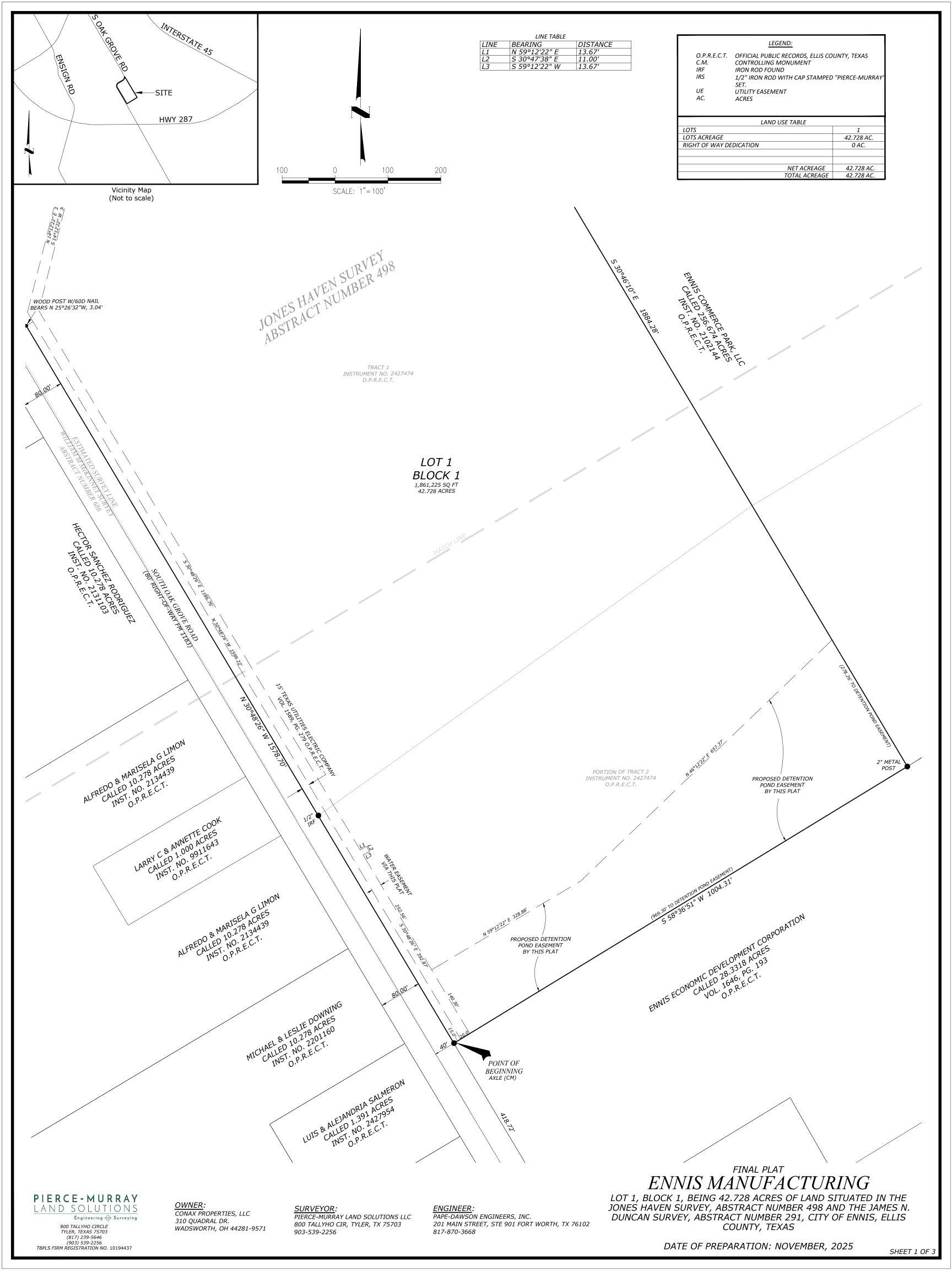


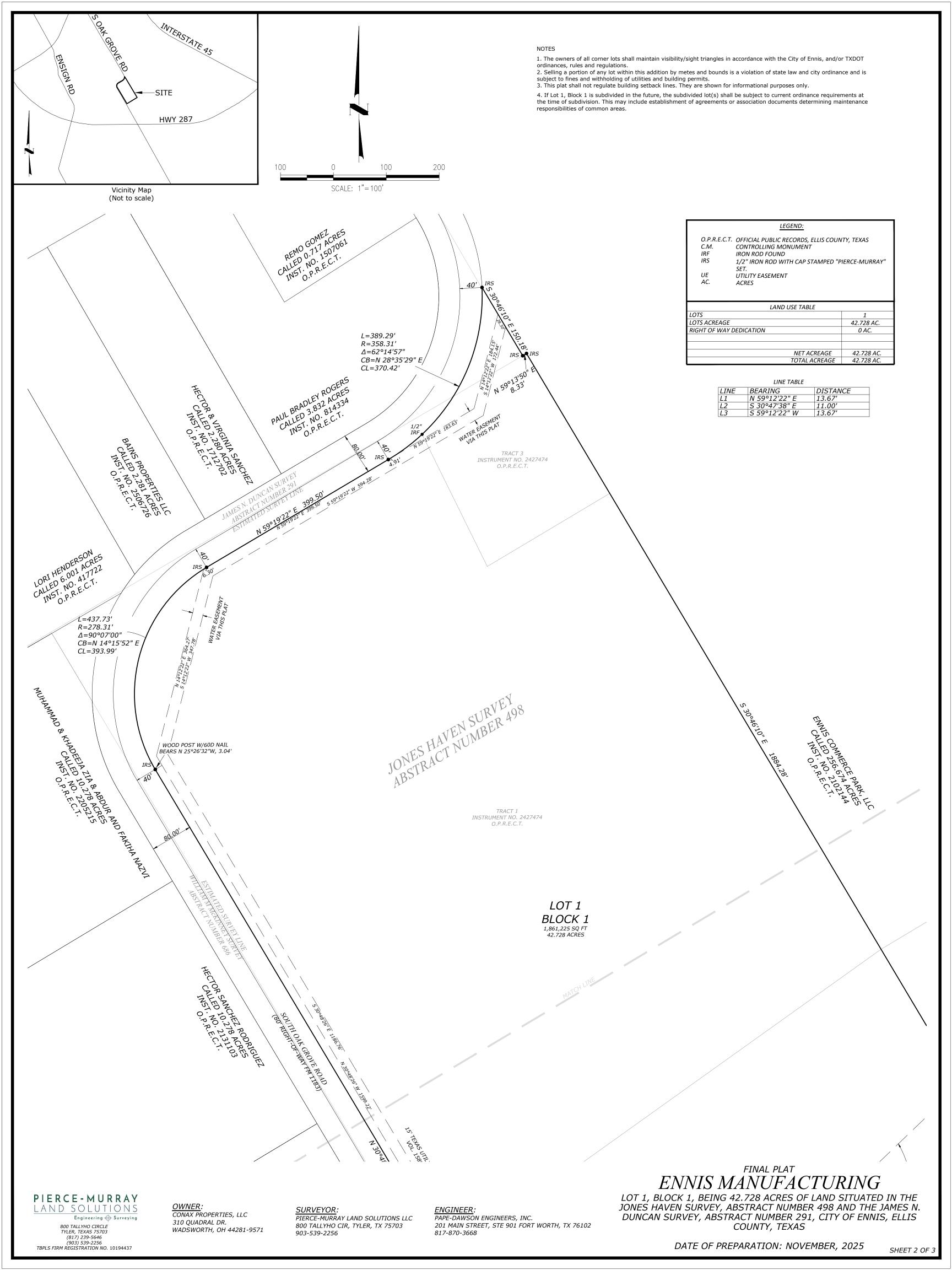
1% Annual Chance Flood Hazard Area

Base Flood Elevation

# **Zoning Map** rosoft, Vantor, Esri Community Maps Communes, Con Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CON/ purom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NAS EPA, NPS, US Census Bureau, USD/ 0.05 0.1 0.2 Tom Tom, Garmin, Safe Legend Parcels NC-D Neighborhood Duplex H-IM Heavy Industrial and Manufacturing DT Downtown Core Agricultural Duplex Residential Estate DT-T1 Downtown Transition 1 Townhome R-10 Single Family Residential 10 DT-T2 Downtown Transition 2 R-5 Single Family Residential 5 DT-A1 Downtown Approach 1 R-5-Z Single Family Residential 5 Zero Lot Line R-5-PD #5 Single Family Residential 5 Planned Development Neighborhood Commercial Institutional and Civic The bluebonnet spirit of Texas R-5-PD #7 CC-PD Corridor Commercial Planned Development Public and Parks NC Neighborhood Conservation Business Park PD Planned Development NC-MF1 Neighborhood Multi-Family 1 CC Corridor Commercial PD-MF-2 Planned Development-Multi-Family Residential District 2 NC-MF2 Neighborhood Multi-Family 2 L-IM Light Industrial and Manufacturing RMU Regional Mixed Use







#### OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, CONAX PROPERTIES, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JONES HAVEN SURVEY, ABSTRACT NUMBER 498, AND THE JAMES N. DUNCAN SURVEY, ABSTRACT NUMBER 291, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 28.332 ACRE TRACT OF LAND (TRACT 1), A PORTION OF THAT CERTAIN CALLED 28.332 ACRE TRACT OF LAND (TRACT 2), AND ALL OF THAT CERTAIN CALLED 2.00 ACRE TRACT OF LAND (TRACT 3) DESCRIBED IN A DEED TO CONAX PROPERTIES, LLC, AS RECORDED IN INSTRUMENT NUMBER 2427474, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN AXLE FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH OAK GROVE ROAD (COUNTY ROAD 1183, AN 80' RIGHT-OF-WAY) AND BEING THE SOUTHWEST CORNER OF THE REMAINDER OF SAID CALLED 28.332 ACRE TRACT OF LAND (TRACT 2) DESCRIBED TO CBRM INVESTMENTS LLC, AS RECORDED IN INSTRUMENT NO. 2427474, SAID COUNTY RECORDS, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 28.3318 ACRE TRACT OF LAND DESCRIBED IN DEED TO CBRM INVESTMENTS LLC, AS RECORDED IN INSTRUMENT NO. 2427473, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N 30°48'26"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID TRACT 2, AT A DISTANCE OF 500.8 FEET PASS A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 2 AND THE SOUTHWEST CORNER OF SAID TRACT 1, THEN CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID TRACT 1 A TOTAL DISTANCE OF 1578.70 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT AND FROM WHICH A WOOD POST WITH A 60D NAIL IN THE TOP FOUND BEARS N 25°26'32"W, 3.04 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE PROPERTY LINE OF SAID TRACT 1, WITH SAID CURVE, AN ARC DISTANCE OF 437.73, THROUGH A CENTRAL ANGLE OF 90°07'00", HAVING A RADIUS OF 278.31 FEET AND A LONG CHORD OF WHICH BEARS N 14°15'52"E, 393.99 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 59°19'22"E, A DISTANCE OF 399.50 FEET CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND WITH SAID PROPERTY LINE TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND WITH SAID PROPERTY LINE AND WITH SAID CURVE, AT AN ARC DISTANCE OF 79.84 FEET ALONG SAID CURVE PASS A 1/2 INCH IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF SAID TRACT 1 AND THE NORTHWESTERLY CORNER OF SAID 2.00 ACRE TRACT 3, IN ALL AN ARC DISTANCE OF 389.29 FEET, THROUGH A CENTRAL ANGLE OF 62°14'57", HAVING A RADIUS OF 358.31 FEET AND A LONG CHORD OF WHICH BEARS N 28°35'29"E, 370.42 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET FOR THE MOST NORTHERLY CORNER OF SAID CALLED 2.00 ACRE TRACT 3 AND BEING IN THE WESTERLY LINE OF THAT CERTAIN CALLED 256.674 ACRE TRACT OF LAND DESCRIBED IN DEED TO ENNIS COMMERCE PARK, LLC, AS RECORDED IN INSTRUMENT NUMBER 2102144, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE S 30°46'10"E, A DISTANCE OF 150.18 FEET ALONG THE EASTERLY LINE OF SAID CALLED 2.00 ACRE TRACT 3 AND THE WESTERLY LINE OF SAID CALLED 256.674 ACRE TRACT TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 59°13'50"E, A DISTANCE OF 8.33 FEET CONTINUING ALONG THE EASTERLY LINE OF SAID CALLED 2.00 ACRE TRACT 3 AND THE WESTERLY LINE OF SAID CALLED 256.674 ACRE TRACT TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 30°46'10"E, A DISTANCE OF 1884.28 FEET ALONG THE EASTERLY LINE OF SAID TRACT 1, 2, AND 3 AND THE WEST LINE OF SAID CALLED 256.674 ACRE TRACT TO A 2 INCH METAL POST FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED TRACT 2, THE SOUTHWEST CORNER OF SAID CALLED 256.674, THE WESTERLY POINT OF THE REMAINDER OF THAT CERTAIN CALLED 15.9514 ACRE TRACT OF LAND DESCRIBED IN DEED TO ENNIS ECONOMIC DEVELOPMENT CORPORATION, AS RECORDED IN VOLUME 1656, PAGE 948, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS AND BEING IN THE NORTH LINE OF THE AFOREMENTIONED CALLED 28.3318 ACRE TRACT;

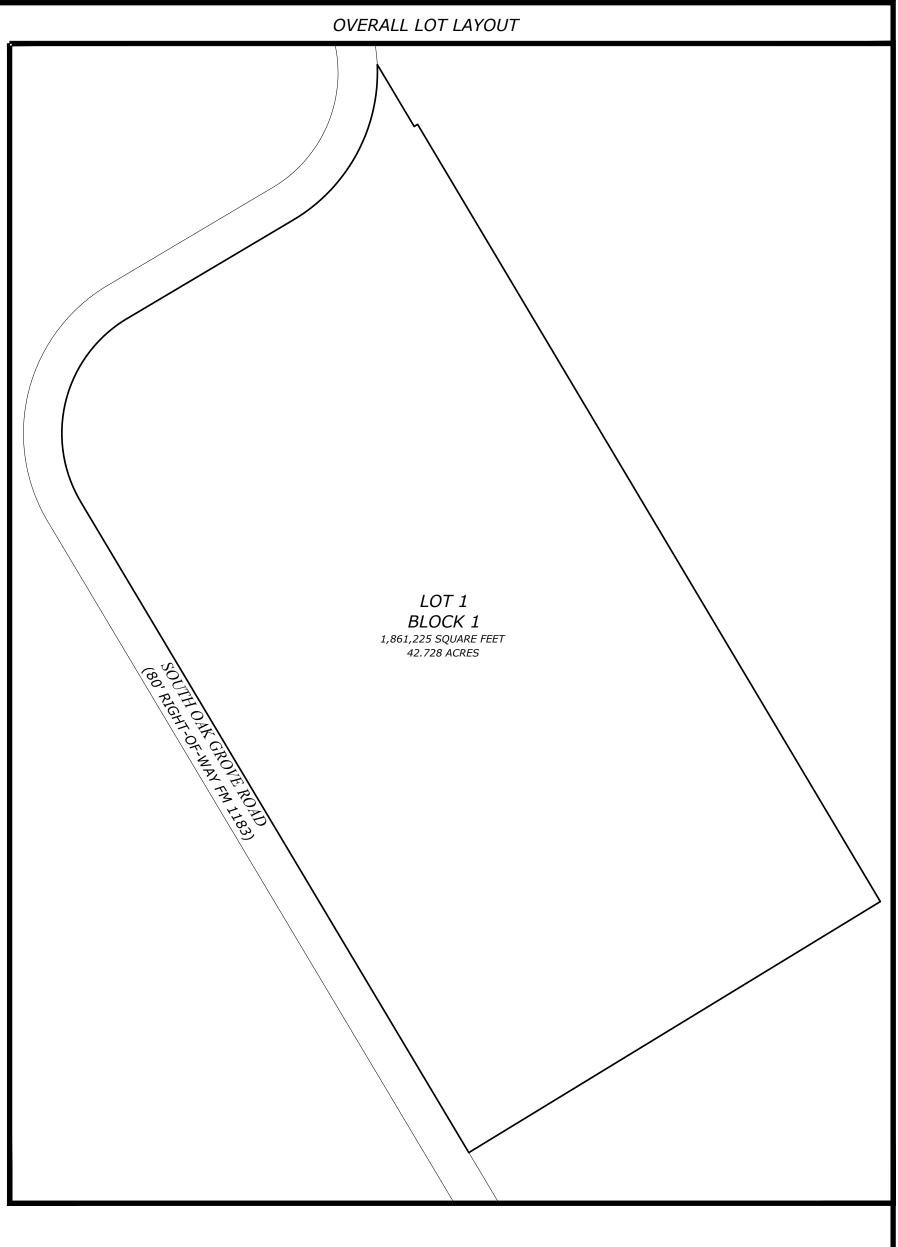
THENCE S 58°36'51"W, A DISTANCE OF 1004.31 FEET ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID TRACT 2 AND THE NORTH LINE OF SAID CALLED 28.3318 ACRE TRACT, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 1,861,225 SQUARE FEET OR 42.728 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

WITNESS my hand at Ennis, Texas, this \_\_\_\_\_ day of \_\_\_\_\_

That CONAX PROPERTIES. LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ennis Manufacturing, an addition to the City of Ennis, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Ennis' use thereof. The City of Ennis or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements and the City of Ennis or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all of part of its respective system without the necessity at any time of procuring the permission of anyone. CONAX PROPERTIES, LLC does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described street, alleys, easements, and rights unto the public against every person whomsoever lawfully claiming or to claim the same of any part thereof. This plat is approved subject to all platting and subdivision ordinances, rules, regulations, and resolutions o

BY: CONAX PROPERTIES, LLC
Owner Signature:
Printed Name:
STATE OF TEXAS § COUNTY OF ELLIS §
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, Owner, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.
Given under my hand and seal of office, this day of, 2025.
Notary Public in and for State of Texas My Commission Expires:



# CERTIFICATE OF APPROVAL

/	171:15			day of
	2025.			
 City Manager				
City manager				
KNOW ALL MEN BY TH	HESE PRESENTS:	SURVEYORS CERTI	FICATE	
accurate survey of the	e land and that the co	orner monuments show	tify that I prepared this plant on thereon as set were pro es, rules, and regulations o	perly placed under m
reas.				
Registered Profession	al Land Surveyor			
	nal Land Surveyor			
Registered Profession STATE OF TEXAS § COUNTY OF ELLIS §	nal Land Surveyor			
STATE OF TEXAS § COUNTY OF ELLIS § Before me, the under	rsigned authority, a No	otary Public in and for s	said County and State, on own to me to be the perso	this day personally n whose name is

# ENNIS MANUFACTURING

LOT 1, BLOCK 1, BEING 42.728 ACRES OF LAND SITUATED IN THE JONES HAVEN SURVEY, ABSTRACT NUMBER 498 AND THE JAMES N. DUNCAN SURVEY, ABSTRACT NUMBER 291, CITY OF ENNIS, ELLIS COUNTY, TEXAS

DATE OF PREPARATION: NOVEMBER, 2025

PIERCE - MURRAY

LAND SOLUTIONS

Engineering 
Surveying

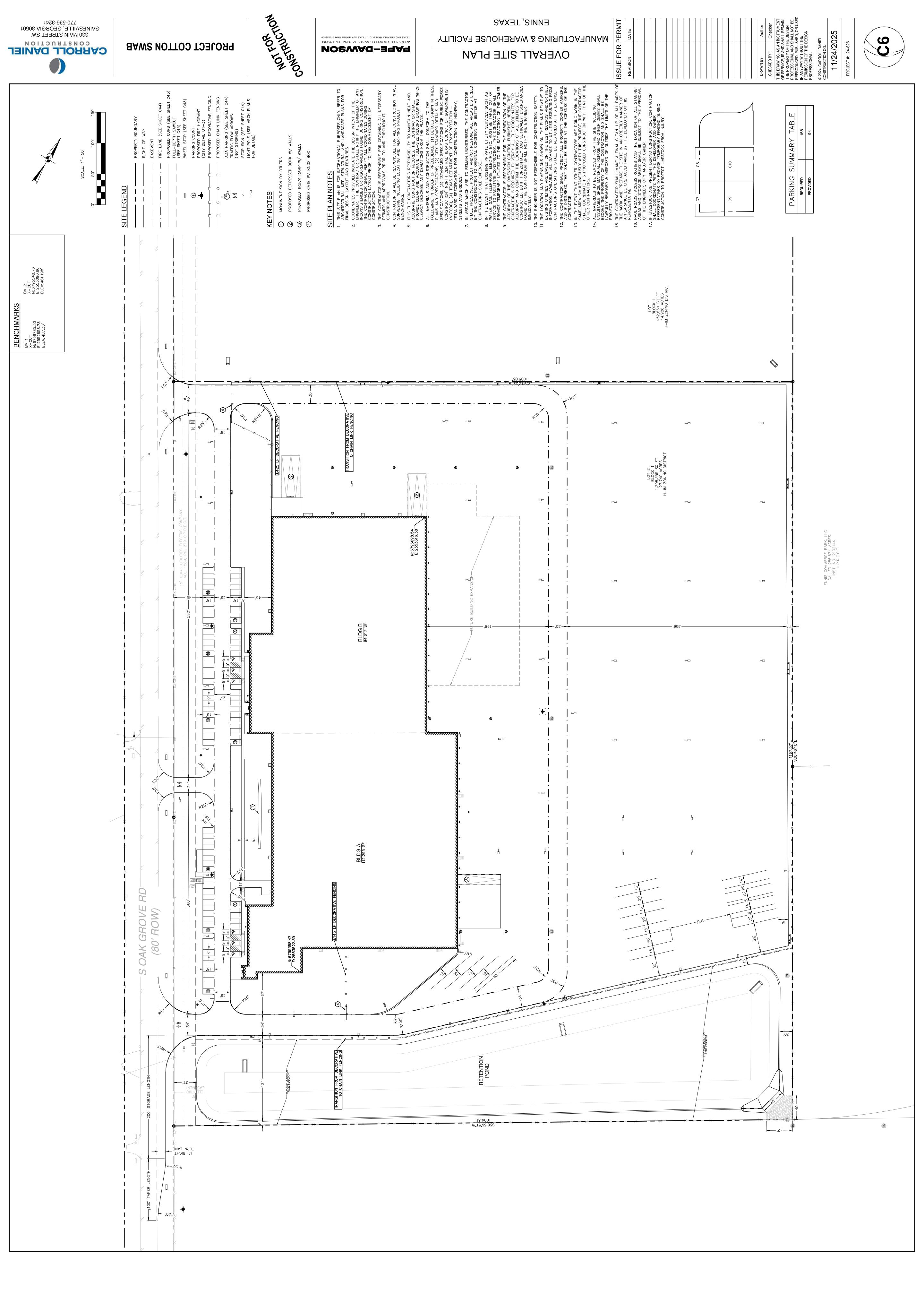
800 TALLYHO CIRCLE

TYLER, TEXAS 75703

(817) 239-5646

(903) 539-2256 TBPLS FIRM REGISTRATION NO. 10194437 OWNER: CONAX PROPERTIES, LLC 310 QUADRAL DR. WADSWORTH, OH 44281-9571 <u>SURVEYOR</u>: PIERCE-MURRAY LAND SOLUTIONS LLC 800 TALLYHO CIR, TYLER, TX 75703 903-539-2256 ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
201 MAIN STREET, STE 901 FORT WORTH, TX 76102
817-870-3668

My Commission Expires: \_





PLAT-25-25

Plat Application

Status: Active

Submitted On: 11/12/2025

**Primary Location** 

O OAK GROVE RD ENNIS, TX 75119

**Owner** 

CONAX PROPERTIES LLC Quadral Dr 310 Wadsworth, OH 44281-9571 **Applicant** 

Matthew Maly 817-870-3668

mmaly@pape-dawson.com

n 201 Main Street

Suite 901

Fort Worth, Texas 76102

### **Application Information**

Type of Application\* Plat Name\*

Final Ennis Manufacturing (Final Plat)

Property Type\* No. of Lots\*

Commercial 1

Acreage\* Current Zoning\*

42.728 H-IM - Heavy Industrial and Manufacturing

Current Use\* Proposed Use\*

Heavy Industrial and Manufacturing

Heavy Industrial and Manufacturing

Is this property serviced by the City of Ennis Water/CCN?\*

Are you using an Agent/Representative\*

Yes No

Do you have an approved Civil Plan Review?\* Civil Plan Review Number \*

Yes CIV-25-9 and CIV-25-10

Date of Approval of Civil Plans\*

11/01/2025

You must have an approved Civil Plan Review and approval date to proceed with the Plat Application process. If you do not have an approved Civil Plan Review and staff cannot determine approval, your application will be rejected and returned. For Civil Plan Review, please apply at ennistx.portal.opengov.com

Will you be using a Temporary Concrete Batch Plant? (Requires a Specific Use Permit)\*

0

No

#### Owner Information

Owner Name Owner Street Address

Conax Properties, LLC 310 Quadral Dr.

Owner City, State Zip Owner Telephone\*

Wadsworth, OH 44281-9571 330-334-0066

Owner Email\*

nrandjelovic@soprema.us

### Surveyor/Engineer Information

Firm Name\* Surveyor/Engineer Name\*

Pape-Dawson Davis Dickerson

Address\* City, State Zip\*

201 Main St., Suite 901 Fort Worth, TX 76102

Telephone\* Email\*

580-304-2011 ddickerson@pape-dawson.com

# Signature

Applicant Signature\*

Davis Dyer Dickerson Nov 12, 2025

# **Attachment Requires**

Please see the Plat Submittal Guidelines.pdf for more information on the requirements.

I have read and reviewed the Plat Application Requirements\*



# **Hearing Date**

**△** Planning and Zoning Hearing Date\*

12/08/2025



### **ZONING APPLICATION REVIEW**

CASE NUMBER: PLAT-25-25	
Is the request in compliance with the Comprehensive Plan / Land Use Plan?	<b>√</b> YES NO
Does the request allow the property owner reasonable use of the property?	<b>√</b> YES NO
Does the request include a Development Agreement?	YES NO
EFFECTS OF PROPOSED USE:  HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPAC	T MITIGATED BY
SOME MEANS?	
Traffic Congestion:	YES NO IN PROGRESS
Noise and Light Pollution:	YES NO IN PROGRESS
Air Quality:	YES NO IN PROGRESS
• Crime:	YES NO IN PROGRESS

# HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT MITIGATED BY SOME MEANS?

• V	Vater System:	YES NO	IN PROGRESS
• V	Vastewater System:	YES NO	IN PROGRESS
• S	chool District:	YES NO	IN PROGRESS
• P	arks:	<b>✓</b> YES NO	IN PROGRESS
STAFF N	OTES:		

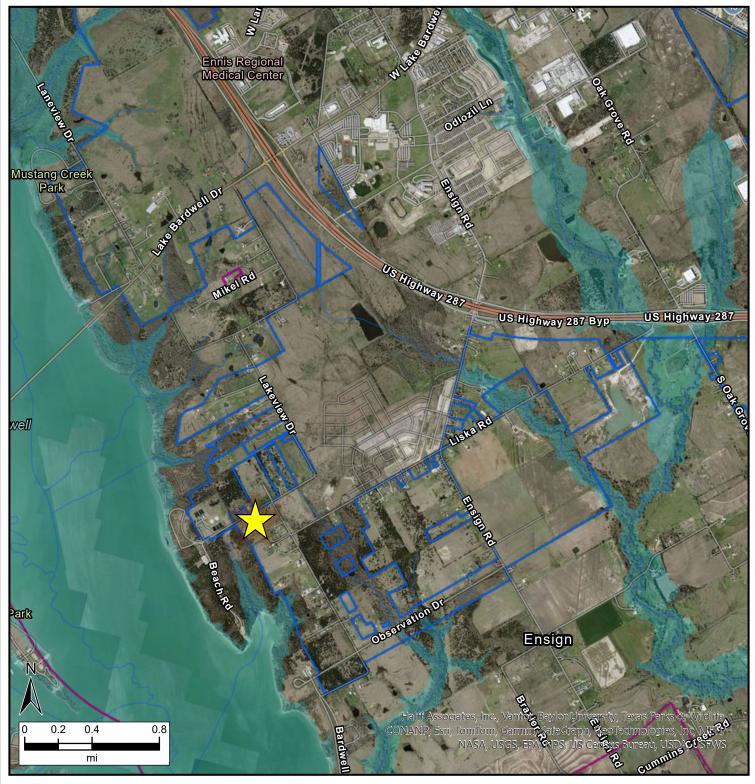
REVIEWED BY: \_\_\_\_\_\_ Trica Stubbs



# AGENDA SUMMARY FORM

MEETING DATE:	12/08/25			ITEM NO.	IV e		_
AGENDATIEM.	Conduct a public hearing Agricultural (A) to Single land situated in the John Generally located in the P&Z Case No.: ZAXA-25 Owner: Kyle Mitchell & B Applicant: Kyle Mitchell	Family Resident Mott Survey 4000-Block of 1-10	dential-10 (F , Abstract N	R-10) for an a o. 667, City o	pproximatel of Ennis, Elli	y 1.953-acre	tract of
SUBMITTED BY:	Jorge Barake						
SUMMARY:	The subject property is requesting the rezoning property has been rezoning the property to create it two (2) single-family how the Additionally, on Octobe variance request from site sewage disposal section 18-407.	g of the proponed, the aptwo (2) lots, omes. er 28, 2025, the minimur	perty to Sing oplicant has measuring the Zoning moderate to Sing the Interview to Sing t	gle Family R advised star approximate Board of Ad quirement o	desidential-1 ff that it is the ely 0.9762 e ljustments ( f one (1) ac	0 (R-10). Oneir intention ach, to cons ZBA) approvere for alterna	once the to plat struct  ved a ative on-
RECOMMENDED MOTION:	I move to approve / de	ny the requ	est for a Z0	ONING CHA	ANGE as p	<u>resented</u>	
NAME: CHAIRPERSON COLEM VICE CHAIRPERSON H COMMISSIONER ESTE COMMISSIONER GARE COMMISSIONER McCA COMMISSIONER SACH COMMISSIONER SNOE COMMISSIONER SEVE COMMISSIONER TOME	UGHES S RETT ULEY IA DGRASS RSON (alt.)	MOTION	SECOND		AYE	NAY	

# Vicinity Map



**Cross Section** 

# Legend

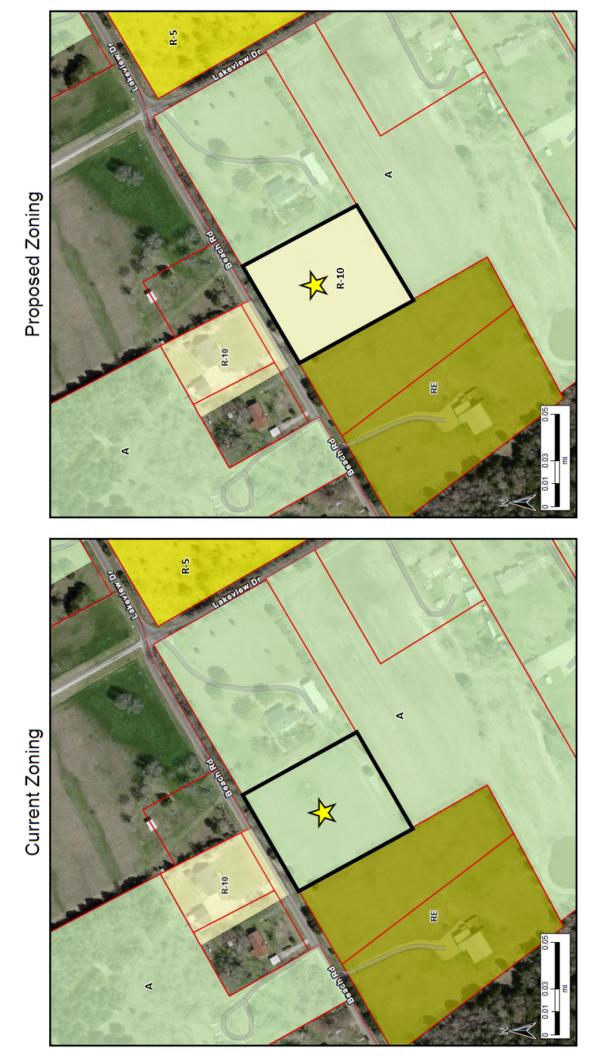


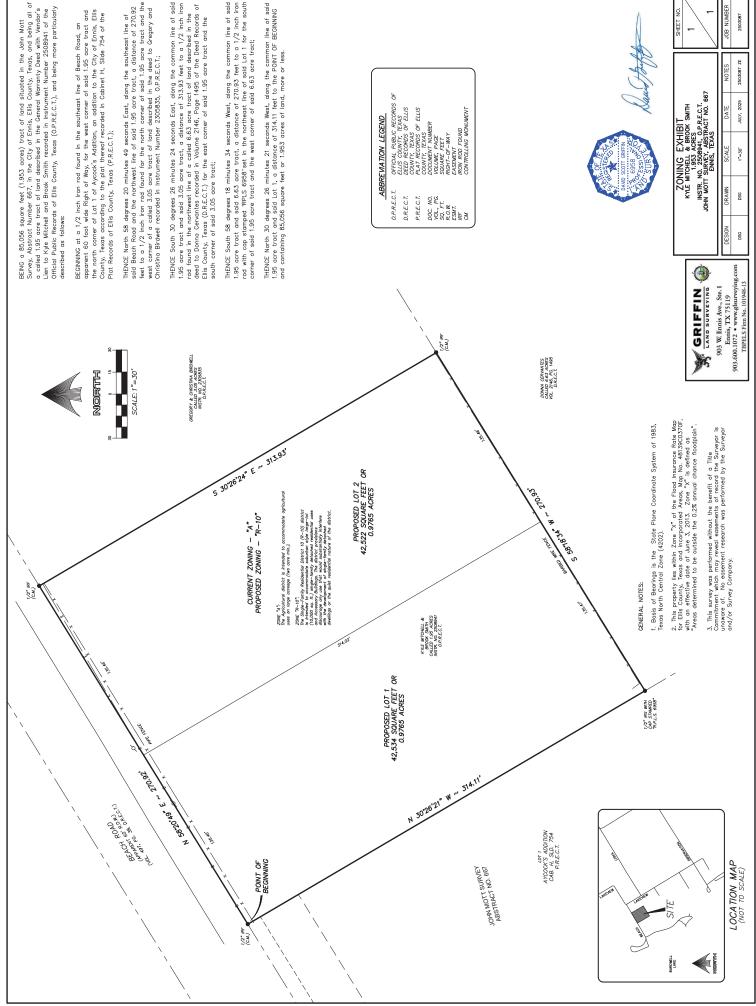


Floodway

1% Annual Chance Flood Hazard Area Base Flood Elevation







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

THENCE South 30 degrees 26 minutes 24 seconds East, along the common line of said 125 acre tract and said 3.05 acre tract, a distance of 31.333 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 Elic County, Texas (O.R.E.C.). To the east corner of said 1.95 acre tract and the south corner of said 3.05 acre tract.

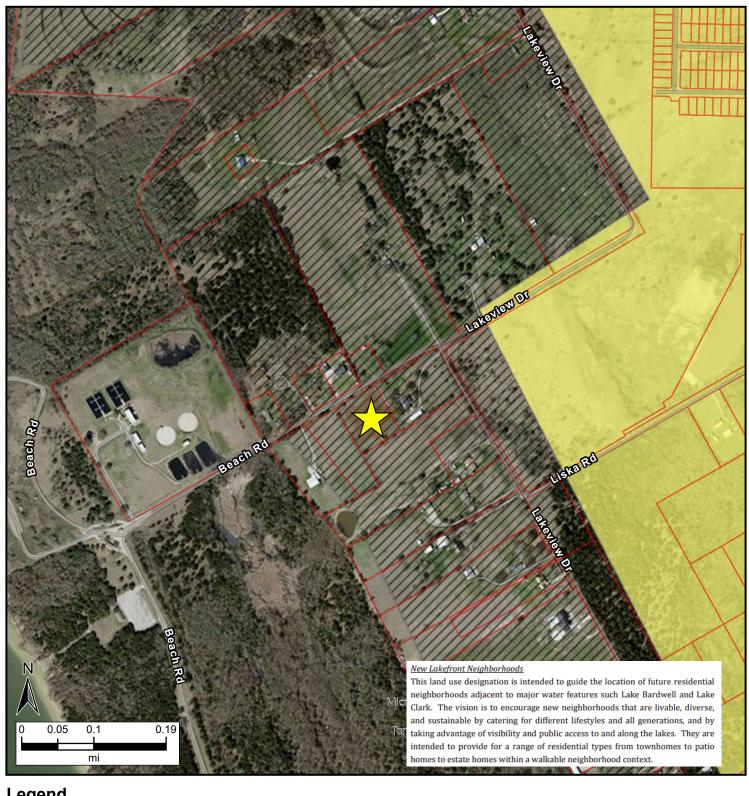
THENCE South 58 degrees 18 minutes 34 seconds West, along the common line of said 1.95 ere troot and said 6.63 acre troot; and said 6.63 acre troot; and said of 6.63 acre troot; and said 1.92 in the northeast line of said Lot 1 for the south corner of said 6.159 acre troot and the west corner of said 6.63 acre troot;

HENCE North 30 degrees 26 minutes 21 seconds West, olong the common line of said 1.95 acre tract and and Lot 1. or distance of 31/411 feet to the POIN OF EGNINING and containing 85,056 square feet or 1.953 acres of land, more or less.

SCALE DATE NOTES  1"=30' JULY, 2025 2503087 ZE	ENNIS, TEXAS
JULY, 2025	Ш

NUMBER -

# Future Land Use Plan







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.



Record No: ZAXA-25-10

**Zoning Change Application** 

Status: Active

Submitted On: 6/24/2025

**Primary Location** 

O BEACH RD ENNIS, TX 75119

Owner

MITCHELL KYLE & BROOK SMITH

**Applicant** 

Kyle Mitchell

### **Application Information**

Applicant Name\* Type of Application\*

Kyle Mitchell Zoning

Subdivision Name Property Type

Residential

No. of Lots\* Acreage\*

1 1.953

Current Use\* Proposed Use\*

Agricultural Residential

Current Zoning\* Proposed Zoning\*

A - Agricultural R-10

Water/Sewer Service \* ② Are you using an Agent/Representative?\*

City of Ennis No

Reason for Request\*

wanting to divide the 1.953 acres into two lots

Will you be using a Temporary Concrete Batch Plant? (Requires a Specific Use Permit)* No	•	Will you be requesting a Public Improvement District (PID)?* No
Owner Information		
Owner Name		Owner Street Address
Kyle Mitchell and Brook Smith		
Owner City, State Zip		Owner Telephone ②
Owner Email ②		
Signature		
Applicant Signature*		
		12/08/2025
<b>△</b> City Commission Hearing Date		
01/20/2026		



### **ZONING APPLICATION REVIEW**

CASE NUMBER: ZAXA-25-10	
Is the request in compliance with the Comprehensive Plan / Land Use Plan?	YES NO
Does the request allow the property owner reasonable use of the property?	<b>√</b> YES NO
Does the request include a Development Agreement?	YES NO
EFFECTS OF PROPOSED USE:	
HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMP. SOME MEANS?	ACT MITIGATED BY
Traffic Congestion:	YES NO IN PROGRESS
Noise and Light Pollution:	YES NO IN PROGRESS
Air Quality:	YES NO IN PROGRESS
• Crime:	YES NO IN PROGRESS

# HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT MITIGATED BY SOME MEANS?

•	Water System:	YES NO IN PROGRESS	
•	Wastewater System:	YES NO IN PROGRESS	
•	School District:	YES NO IN PROGRESS	
•	Parks:	YES NO IN PROGRESS	
STAFF	NOTES:		
0	On October 28, 2025, the Zoning Board of Adjustments approved a variance request		
fre	from the minimum lot size requirement of one (1) acre for alternative on-site sewage		
di	sposal systems as specified in the Ennis Code of Ordinances, A	rticle VII, Section	
18	8-407.		
REVIEV	VED BY:		



#### City of Ennis Inspection Services Received

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

PID No. 274634

DEC 0 3 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 6:00 PM** 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** 

COMMENTS (attach additional sheets if necessary):

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."

IN FAVOR OF	IN PROTEST AGAINST
Signature	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.  Terems Falkenbach  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

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

City of Ennis Inspection Services Received

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

PID No. 274634

DEC 0 3 7025

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

COMMENTS (attach additional sheets if necessary):

IN FAVOR OF	y close to our property, which is undesirable to  IN PROTEST AGAINST
Signature	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!  Greyor Brewll  Print Name
	Signature  Christina Birchiell  Print Name  Signature

CITY OF ENNIS PLANNING AND DEVELOPMENT 108 W KNOX ST

barake@ennistx.gov estubbs@ennistx.gov



ENNIS, TEXAS 75119

Gregory and Christina Birdwell 4801 Lakeview Dr.

City of Ennis
Inspection Services
Received

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

PID No. 274634

DEC 0.3 2000

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COMMENTS (attach additional sheets if necessary):

CITY OF ENNIS PLANNING AND DEVELOPMENT

108 W KNOX ST ENNIS, TEXAS 75119

IN FAVOR OF	IN PROTEST AGAINST
Signature	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.
	Signature  Print Name
PLEASE MAIL OR DELIVER TO:	Signature  OR E-MAIL TO

Elick Marusak 4719 Lakeview Dr. P ENNIS, TX 75119

ibarake@ennistx.gov

estubbs@ennistx.gov

#### City of Ennis Inspection Services Received

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

PID No. 274634 7

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IN FAVOR OF	IN PROTEST AGAINST
Signature	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.  Kim Melkoutt CHOWell)  Print Name  Signature
	Print Name Signature

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

E-MAIL TO

jbarake@ennistx.gov estubbs@ennistx.gov



4028 Beach Rd Ennis, TX Tola

#### City of Ennis Inspection Services Received

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

PID No. 187276

DEC 0 3 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 6:00 PM 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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COMMENTS (attach additional sheets if necessary):

IN FAVOR OF	IN PROTEST AGAINST
Signature	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  A G G G G G G G G G G G G G G G G G G
	Print Name
	Glenda A. Miles Signature da a a 11 th
EASE MAIL OR DELIVER TO:	Signature Blenda a. Mills.

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

E-MAIL TO

jbarake@ennistx.gov estubbs@ennistx.gov

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

#### City of Ennis Inspection Services Received

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

PID No. 187198

DEC 0 1 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on <a href="Monday">Monday</a>, December 8, 2025 at 6:00 PM and the City Commission on <a href="Tuesday">Tuesday</a>, January 20, 2026 at 6:00 PM 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 FAVOR OF	IN PROTEST AGAINST
Signature	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.  Violet Lynch  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

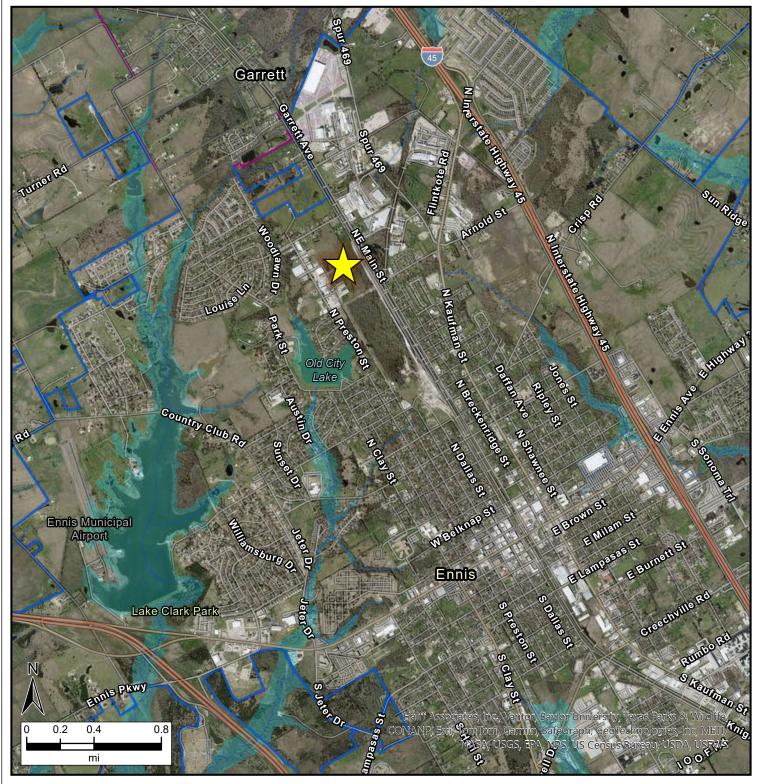
LYNCH VIOLET A 4120 BEACH RD ENNIS TX 75119



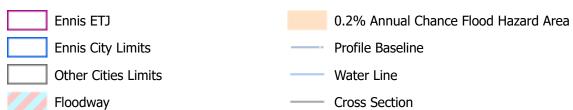
# AGENDA SUMMARY FORM

MEETING DATE:	12/08/25			ITEM NO.	IV f		_
AGENDA ITEM:	Conduct a public hear Light Industrial and M approximately 10.976 383, City of Ennis, Ell existing TXU easeme P&Z Case No.: ZAXA Owner: 2400 N Presto Applicant: Chaucer C	anufacturing ( -acre tract of lands is County, Tex nt and Union F -25-18 on LLC	L-IM) to Heavand situated it as. Located I	y Industrial in the Claibo behind 2400	and Manufa orne Garrett N Preston S	cturing (H-IM Survey, Abst St. between a	) for an ract No. in
SUBMITTED BY:	Erica Stubbs						
SUMMARY:	The subject property Preston Street. Nove property from L-IM to manufacturers plasti warehouses the finis record keeping for be Section 106.394 & 3 In addition to rezonir manufacture plastics. The Future Land Use bounded by Single F Manufacturing (H-IM south.  Additional information seeking to develop a Casa Linda St)	elinks, located by H-IM in order cs storage properties that the properties of the properties of the Plan design amily Reside by the properties of the west, and the properties of the west, and the properties of	at 2400 N Fer to expand oducts using . TCEQ does t utilize equin 106.4).  y, a Specific on. ates the area ntial 5 (R-5) and Light Inty owner imports.	Preston Street their operation an injection of the north to the north dustrial and mediately a	eet is seekin tions. The N n molding pree any perminiection mole t (SUP) is not and east, H Manufactudiacent to the	g to upzone lovelinks con rocess and ts, registration ding (Ref. 30 eccessary to en. The properties of	the inpany on or
RECOMMENDED MOTION:	I move to approve / o	deny the requ	uest for a ZC	ONING CH	ANGE as p	<u>resented</u>	
NAME: CHAIRPERSON COLEMAN VICE CHAIRPERSON HUGHES COMMISSIONER ESTES COMMISSIONER GARRETT COMMISSIONER McCAULEY COMMISSIONER SACHA COMMISSIONER SNODGRASS COMMISSIONER SEVERSON (alt.) COMMISSIONER TOMPKINS (alt)		MOTION	SECOND		AYE	NAY	

# Vicinity Map



## Legend

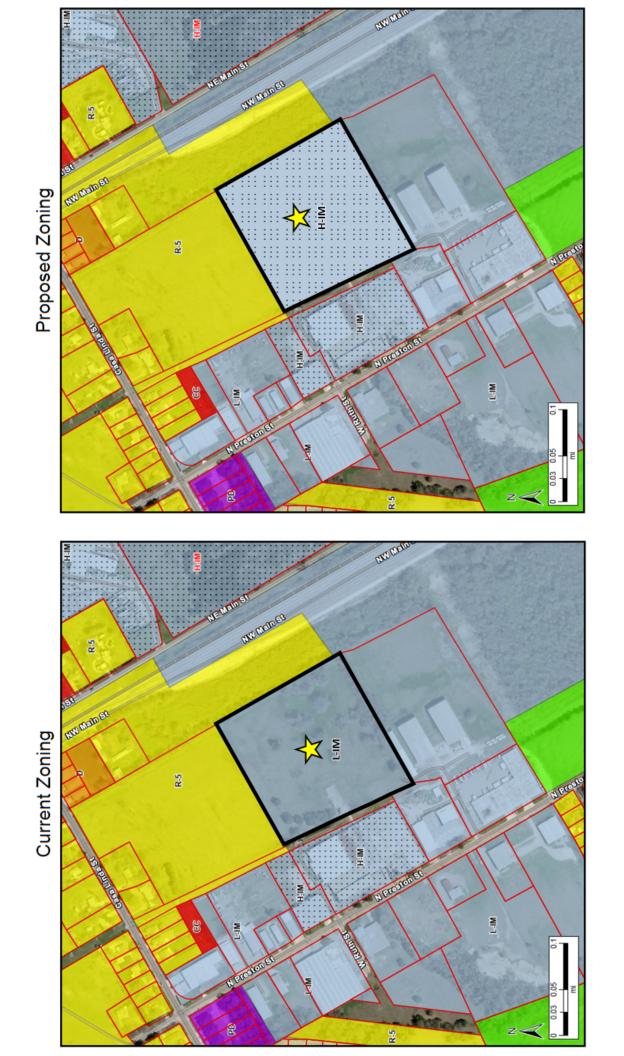


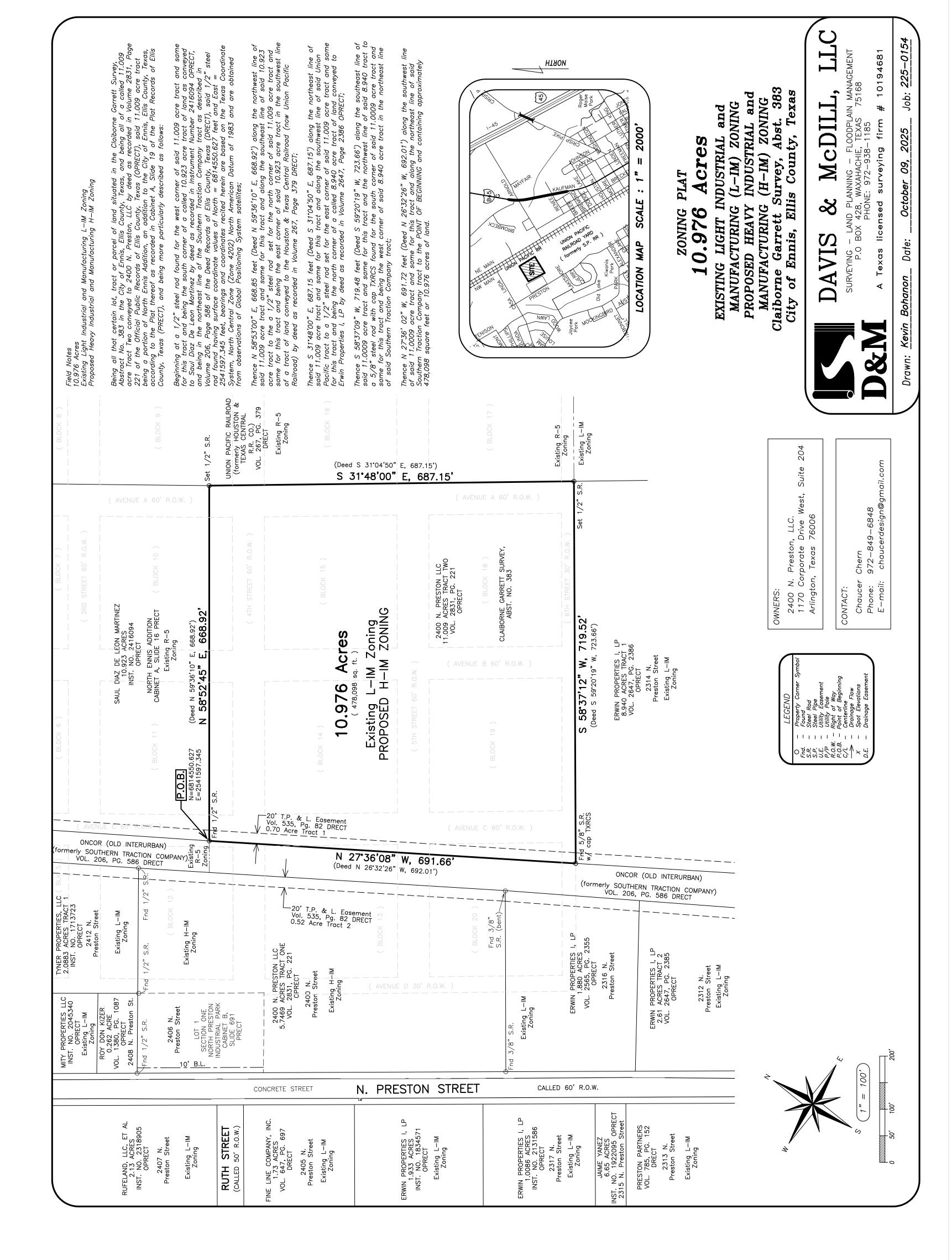


1% Annual Chance Flood Hazard Area

Base Flood Elevation







# Future Land Use Plan Gasa Linda St Industrial Transition The industrial-transition land use category identifies areas with older industrial and auto-oriented uses that are underperforming and are immediately adjacent to existing industrial uses, or along major corridors that are in flux. These areas are located along the Kaufman Corridor (Business 45), the rail corridor (north and south of Downtown), the rail yard just west of the rail line and north of 0.19 Linden Street and along SH34 (between Kaufman and Hall Street). The goal is to evaluate future redevelopment within these areas based on market momentum and maturity. Legend **Parcels Existing Traditional Neighborhoods** New Neighborhoods **Business Park** Industrial Public-Civic Cemetery **Industrial Buffer** Regional Commercial Downtown **Industrial Transition** Rural/AG/Conservation Existing Neighborhoods New Lakefront Neighborhoods

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 Interuban 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.

**Questions or Comments:** airperm@tceq.texas.gov

Air PBR 106.394: Plastic Compression and Injection Molding

# 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**  $\square$  . To qualify for this permit by rule (PBR), your facility must also meet the general conditions stated in 30 TAC **Section 106.4**  $\square$  .

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

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 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 $_X$ );
    - (B) 25 tpy of volatile organic compounds (VOC), sulfur dioxide ( $SO_2$ ), or inhalable particulate matter (PM);
    - (C) 15 tpy of particulate matter with diameters of 10 microns or less ( $PM_{10}$ );
    - (D) 10 tpy of particulate matter with diameters of 2.5 microns or less ( $PM_{2.5}$ ); 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  $NO_X$ ; or 25 tpy of VOC or  $SO_2$  or PM; or 15 tpy of  $PM_{2.5}$ ; 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  $NO_X$  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.

#### 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.

12/4/25, 3:06 PM ZAXA-25-18

City of Ennis, TX

December 4, 2025

## Record No: ZAXA-25-18

Zoning Change Application

Status: Active

Submitted On: 10/9/2025

#### **Primary Location**

O N PRESTON ENNIS, TX 75119

#### Owner

2400 N PRESTON LLC 1170 CORPORATE DR W STE 204 ARLINGTON, TX 76006

#### **Applicant**

Kevin Bohanon972-938-1185

kb@davismcdill.com1014 Ferris Avenue Suite

1043

P.O. Box 428

Waxahachie, Texas 75168

## **Application Information**

Applicant Name\* Type of Application\*

Chaucer Chern Zoning

Subdivision Name Property Type

North Ennis Addition Commercial

No. of Lots\* Acreage\*

1 10.976

Current Use\* Proposed Use\*

vacant industrial

Current Zoning\* Proposed Zoning\*

L-IM - Light Industrial and Manufacturing H-IM - Heavy Industrial and

Manufacturing

Water/Sewer Service \* 

Are you using an Agent/Representative?\*

City of Ennis No

12/4/25, 3:06 PM ZAXA-25-18

#### Reason for Request\*

Owner of 2400 N. Preston Street would like to expand his existing business to this vacant tract next door. The subject property is currently zone L-IM and the owner would like to rezone the property to H-IM just like his existing property next door.

Will you be using a Temporary Concrete Batch Plant? (Requires a Specific Use Permit)\*

No

Will you be requesting a Public Improvement District (PID)?\*

No

#### **Owner Information**

**Owner Name** 

2400 N. Preston, LLC

Owner City, State Zip

Arlington, Texas 76006

Owner Email @

chaucerdesign@gmail.com

**Owner Street Address** 

1170 Corporate Drive West, Suite 204

972-849-6848

# Signature

**Applicant Signature\*** 

Oct 9, 2025

12/08/2025

12/4/25, 3:06 PM ZAXA-25-18

**△** City Commission Hearing Date

01/20/2026



## **ZONING APPLICATION REVIEW**

CASE NUMBER: ZAXA-25-18				
Is the request in compliance with the Comprehensive Plan / Land Use Plan?	YES NO			
Does the request allow the property owner reasonable use of the property?	<b>✓</b> YES NO			
Does the request include a Development Agreement?	YES <b>V</b> NO			
boes the request include a bevelopment Agreement.	123 1			
EFFECTS OF PROPOSED USE:				
HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT MITIGATED BY SOME MEANS?				
Traffic Congestion:	YES NO IN PROGRES			
Noise and Light Pollution:	YES NO IN PROGRESS			
Air Quality:	YES NO IN PROGRESS			
• Crime:	YES NO IN PROGRESS			

REVIEWED BY: \_\_\_\_\_ Trica Stubbs

# HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT MITIGATED BY SOME MEANS?

•	Water System:	YES NO	<b>✓</b> IN PROGRESS
•	Wastewater System:	YES NO	✓ IN PROGRESS
•	School District:	YES NO	IN PROGRESS
•	Parks:	<b>✓</b> YES NO	IN PROGRESS
STAFF	NOTES:		



#### City of Ennis Inspection Services Received

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

PID No. 183853

DES 0 8 2825

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 6:00 PM** 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):

IN FAVOR OF	IN PROTEST AGAINST
Signature Walter Erwin	l/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

OR

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

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

ERWIN PROPERTIES I LP 1137 MOCKINGBIRD CIR ENNIS TX 75119

City of Ennis Inspection Services Received

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

PID No. 183937

DEC 0 2 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 6:00 PM** 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):

IN FAVOR OF	IN PROTEST AGAINST
Signature Walton Erwin	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:	OR E-MAIL TO

PLEASE MAIL OR DELIVER TO: CITY OF ENNIS PLANNING AND DEVELOPMENT 108 W KNOX ST ENNIS, TEXAS 75119 E-MAIL TO jbarake@ennistx.gov estubbs@ennistx.gov

ERWIN PROPERTIES 1 LP 1137 MOCKINGBIRD CIRCLE ENNIS TX 75119

#### City of Ennis Inspection Services Received

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

PID No. 183938

DEC 0 2 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 6:00 PM** 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):

IN FAVOR OF	IN PROTEST AGAINST
Signature Walter Erwin	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

OR

PLEASE MAIL OR DELIVER TO: CITY OF ENNIS PLANNING AND DEVELOPMENT 108 W KNOX ST ENNIS, TEXAS 75119 E-MAIL TO jbarake@ennistx.gov estubbs@ennistx.gov

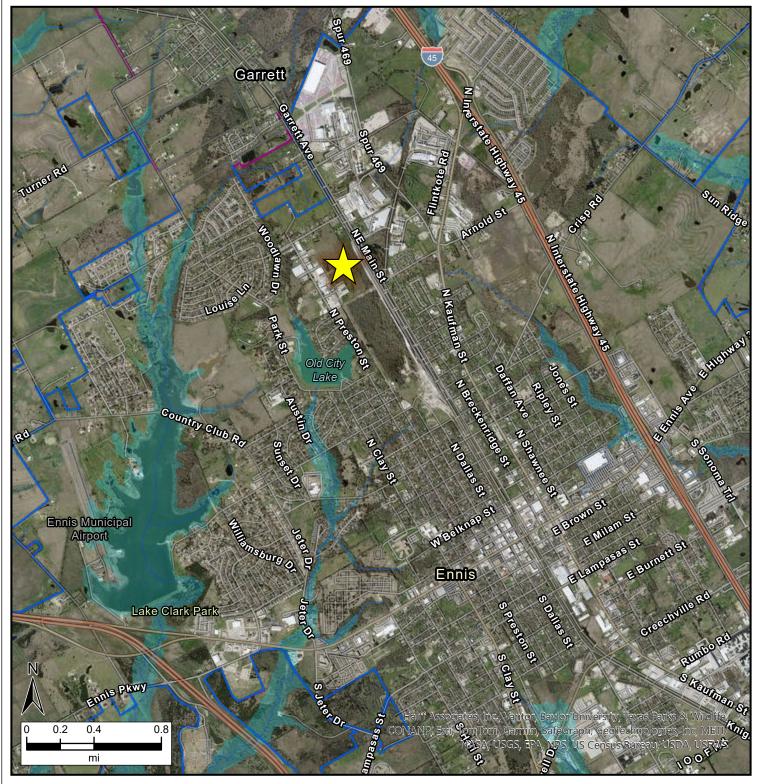
ERWIN PROPERTIES 1 LP 1137 MOCKINGBIRD CIRCLE ENNIS TX 75119



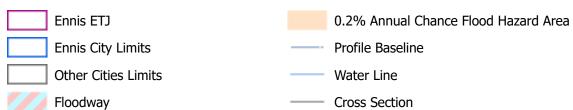
# AGENDA SUMMARY FORM

MEETING DATE:	12/08/25			ITEM NO.	IV g		_
AGENDA ITEM:	Conduct a public I in the Heavy Indus approximately 10. 383, City of Ennis existing TXU ease P&Z Case No.: St Owner: 2400 N Pr Applicant: Chauce	strial and Manufac 976-acre tract of la , Ellis County, Tex ement and Union F JP-25-4 reston LLC	turing (H-IM) and situated as. Located	) district for p in the Claibo behind 2400	plastics man orne Garrett ) N Preston S	ufacturing or Survey, Abs St. between	n an tract No. an
SUBMITTED BY:	Erica Stubbs						
SUMMARY:	The subject properson Street. No property from L-II operations. The No injection molding any permits, registing injection molding. A preliminary site proposed building buildings. One proposed buildings. One proposed to meet. The Future Land bounded by Sing Manufacturing (Hammark) south.	lovelinks, located M to H-IM and ob Novelinks compar process and war stration or record (Ref. 30 TAC See plan has been in g for immediate coint of access manal City adopted of Use Plan designale Family Resider	at 2400 N F tain a Speci by manufact ehouses the keeping for ction 106.39 acluded with onstruction of y limit the nu ld the reque codes and st ates the area ntial 5 (R-5)	Preston Streific Use Per durers plastice e finished probusinesses of 4 & 30 TAC the applicate with the pot umber of but est for an SU tandards. a as Industrate to the north	eet is seekin mit in order cs storage products. TCl s that utilize C Section 10 ation. The site ential to corrolldings that JP be granted and east, I	g to upzone to expand the products using Q does not equipment to 16.4).  The plan inclustruct two a are able to led, all plans on. The propersists of the propersists	e the heir hg an trequire for des one additional be will be erty is trial and
RECOMMENDED MOTION:	I move to approve	e / deny the requ	est for a SF	PECIFIC U	SE PERMI	Γ as presen	<u>ted</u>
NAME: CHAIRPERSON COLI VICE CHAIRPERSON COMMISSIONER EST COMMISSIONER MCC COMMISSIONER SAC COMMISSIONER SAC COMMISSIONER SAC COMMISSIONER SAC COMMISSIONER SAC	I HUGHES I'ES RRETT CAULEY CHA ODGRASS	MOTION	SECOND		AYE	NAY	
COMMISSIONER TO	` ,						

# Vicinity Map



## Legend



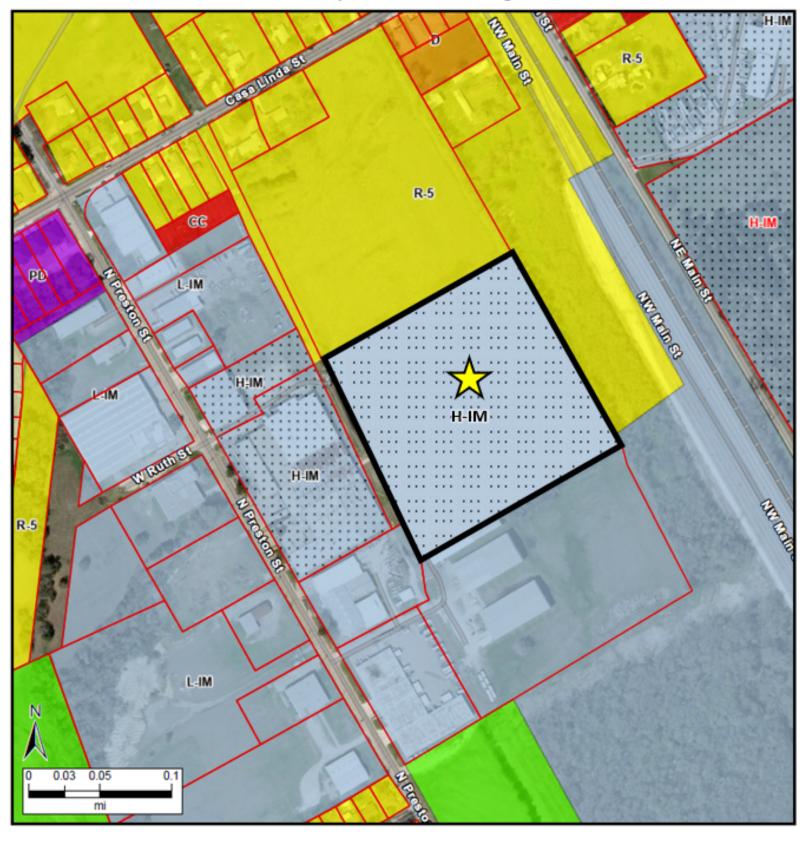


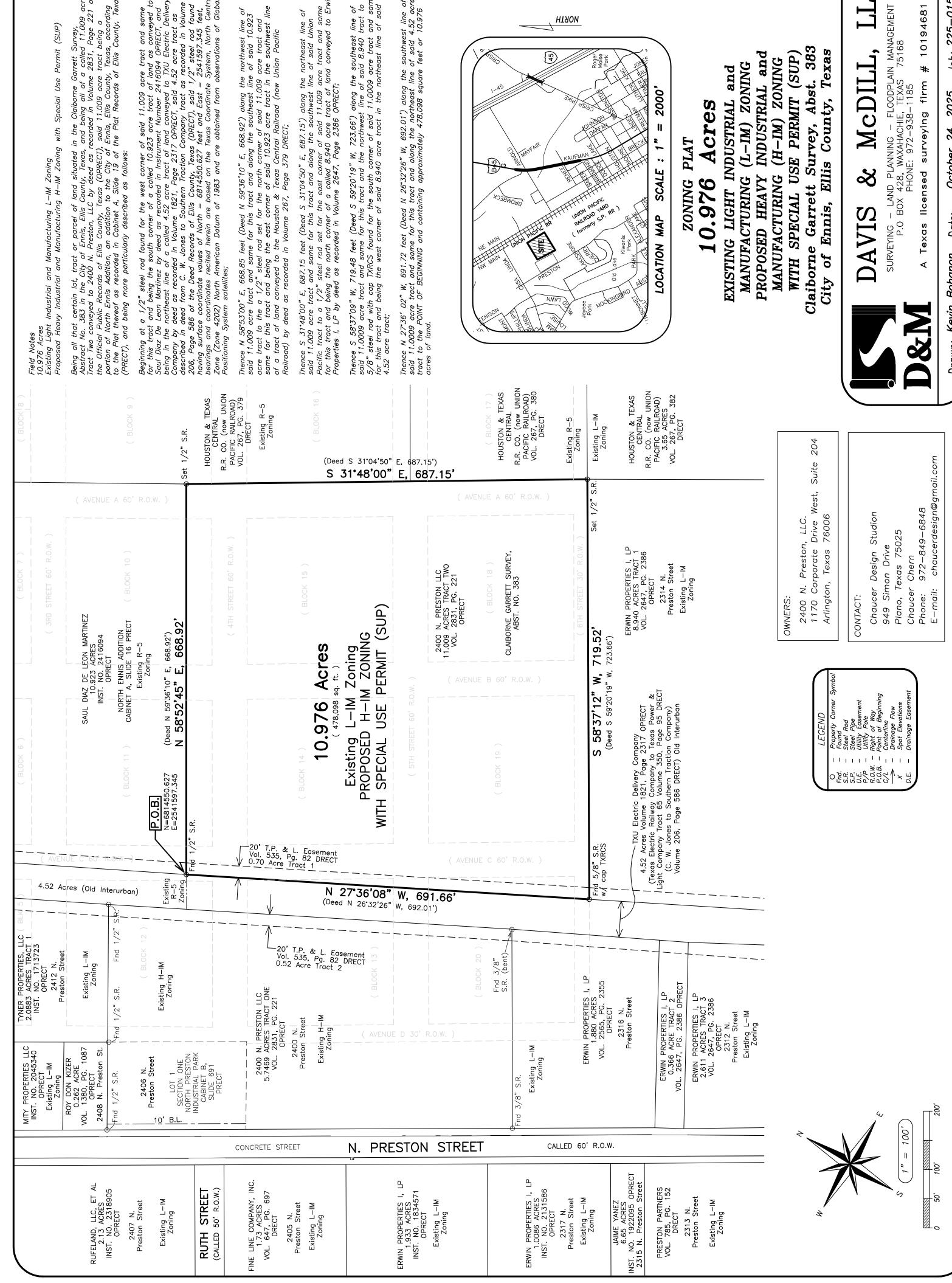
1% Annual Chance Flood Hazard Area

Base Flood Elevation



# **Proposed Zoning**





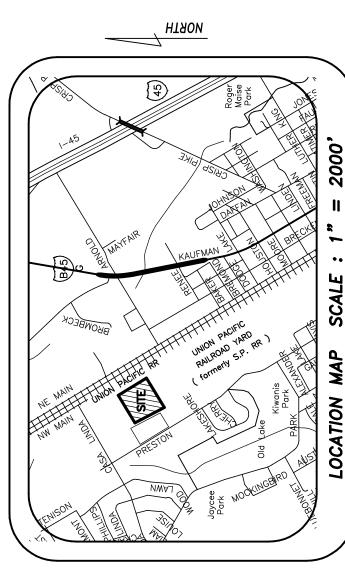
Being all that certain lot, tract or parcel of land situated in the Claiborne Garrett Survey, Abstract No. 383 in the City of Ennis, Ellis County, Texas, and being all of a called 11.009 acre Tract Two conveyed to 2400 N. Preston, LLC by deed as recorded in Volume 2831, Page 221 of the Official Public 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 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 N 27'36' 02" W, 691.72 feet (Deed N 26'32'26" W, 692.01') along the southwest line of said 4.52 acre 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.



Survey, Abst. 383 City of Ennis, Ellis County, Texas MANUFACTURING (L-IM) ZONING PROPOSED HEAVY INDUSTRIAL and WITH SPECIAL USE PERMIT (SUP) MANUFACTURING (H-IM) ZONING EXISTING LIGHT INDUSTRIAL and

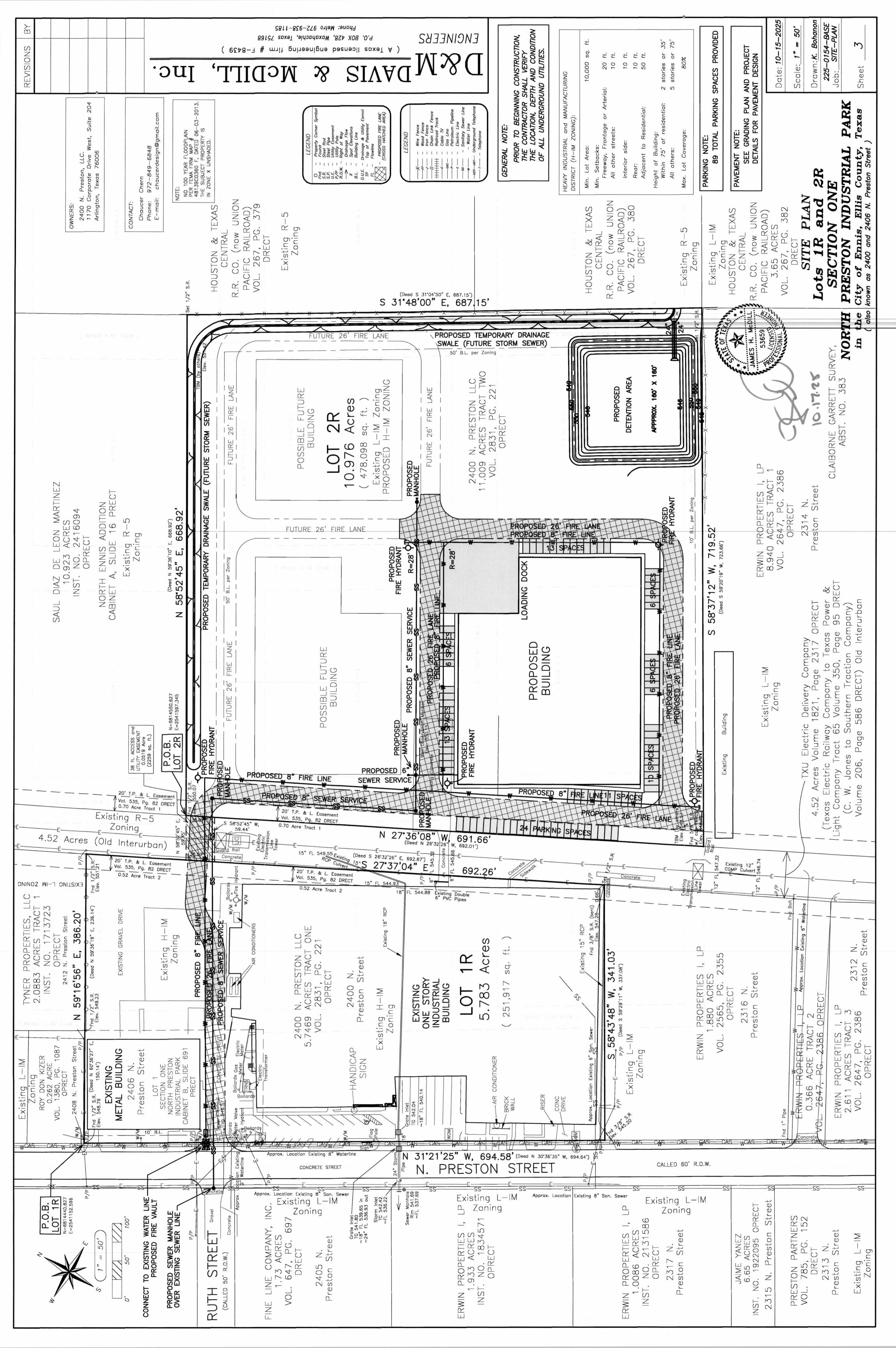
# & McDILL,

SURVEYING — LAND PLANNING — FLOODPLAIN MANAGEMENT P.O BOX 428, WAXAHACHIE, TEXAS 75168 PHONE: 972-938-1185

A Texas licensed surveying firm # 10194681

October 24, 2025 Drawn: Kevin Bohanon Date:

Job: 225-0154



# Future Land Use Plan Gasa Linda St Industrial Transition The industrial-transition land use category identifies areas with older industrial and auto-oriented uses that are underperforming and are immediately adjacent to existing industrial uses, or along major corridors that are in flux. These areas are located along the Kaufman Corridor (Business 45), the rail corridor (north and south of Downtown), the rail yard just west of the rail line and north of 0.19 Linden Street and along SH34 (between Kaufman and Hall Street). The goal is to evaluate future redevelopment within these areas based on market momentum and maturity. Legend **Parcels Existing Traditional Neighborhoods** New Neighborhoods **Business Park** Industrial Public-Civic Cemetery **Industrial Buffer** Regional Commercial Downtown **Industrial Transition** Rural/AG/Conservation Existing Neighborhoods New Lakefront Neighborhoods

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 Interuban 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.

12/4/25, 3:08 PM SUP-25-4

City of Ennis, TX

December 4, 2025

## Record No: SUP-25-4

Specific Use Permit (SUP)

Status: Active

Submitted On: 10/24/2025

#### **Primary Location**

O N PRESTON ENNIS, TX 75119

#### Owner

2400 N PRESTON LLC 1170 CORPORATE DR W STE 204 ARLINGTON, TX 76006

#### **Applicant**

Kevin Bohanon972-938-1185

kb@davismcdill.com1014 Ferris Avenue Suite

1043

P.O. Box 428

Waxahachie, Texas 75168

## **Application Information**

Type of Application\*

Specific Use Permit

Are you requesting an SUP to operate a temporary

batch plant?

No

North Preston Industrial Park

**Property Type\*** 

Commercial

No. of Lots\*

1

Acreage\*

10.976

**Current Zoning** 

L-IM - Light Industrial and Manufacturing

**Current Use \*** 

Vacant

Are you using an Agent/Representative?\*

Yes

12/4/25, 3:08 PM SUP-25-4

#### Describe why the request for a SUP\*

SUP for plastics manufacturing and distribution. Existing facility at 2400 N. Preston Street in front of this property wants to expand their facility by building a new building on this property.

#### **Owner Information**

Owner Name\* Owner Street Address\*

2400 N Preston LLc 1170 Corportate Drive West Suite 204

Owner City, State Zip\*

Owner Telephone\*

Arlington, Texas 76006 972-849-6848

Owner Email\*

louis@novelinks.com

## Agent/Representative Information

Firm Name \* Main Contact\*

Chaucer Design Studio Chaucer Chern

Address\* City, State Zip

949 Simon Drive Plano, Texas 75025

Telephone\* Email\*

972-849-6848 chaucerdesign@gmail.com

12/4/25, 3:08 PM SUP-25-4

#### **New Field**

## Signature

**Applicant Signature\*** 

Chaucer Chern Oct 24, 2025

12/08/2025

**△** City Commission Hearing Date

01/20/2026

## **Attachment Requires**

Please see the Development Application Requirements.pdf and for more information on attachment requirements.

Please see the SUP Temp Batch Submittal Requirements.pdf for site plan requirements pertaining to temporary batch plants.

I have read and reviewed the Development Application Requirements\*

**New Field** 





No File Uploaded



## **ZONING APPLICATION REVIEW**

CASE NUMBER:_SUP-25-4	
Is the request in compliance with the Comprehensive Plan / Land Use Plan?	YES NO
Does the request allow the property owner reasonable use of the property?	YES NO
Does the request include a Development Agreement?	YES NO
EFFECTS OF PROPOSED USE:	
HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPAC SOME MEANS?	CT MITIGATED BY
Traffic Congestion:	YES NO IN PROGRESS
Noise and Light Pollution:	YES NO IN PROGRESS
Air Quality:	YES NO IN PROGRESS
• Crime:	YES NO IN PROGRESS

# HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT MITIGATED BY SOME MEANS?

•	Water System:	YES NO	✓ IN PROGRESS
•	Wastewater System:	YES NO	✓ IN PROGRESS
•	School District:	YES NO	IN PROGRESS
•	Parks:	<b>✓</b> YES NO	IN PROGRESS
STAFF I	NOTES:		

REVIEWED BY: \_\_\_\_\_\_ Trica Stubbs



#### City of Ennis Inspection Services Received

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

PID No. 183853

DEC 0 2 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 6:00 PM** 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):

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  E-MAIL TO

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

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

ERWIN PROPERTIES I LP 1137 MOCKINGBIRD CIR ENNIS TX 75119

#### City of Ennis Inspection Services Received

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

PID No. 183937

DEC 0.8 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 6:00 PM** 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):

IN FAVOR OF	IN PROTEST AGAINST
Signature Walter Erwin	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.
A CONTRACTOR TO	Print Name
	Signature
	Print Name
	Signature

OR

PLEASE MAIL OR DELIVER TO: CITY OF ENNIS PLANNING AND DEVELOPMENT 108 W KNOX ST ENNIS, TEXAS 75119 E-MAIL TO jbarake@ennistx.gov estubbs@ennistx.gov

ERWIN PROPERTIES 1 LP 1137 MOCKINGBIRD CIRCLE ENNIS TX 75119

#### City of Ennis Inspection Services Received

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

PID No. 183938

DEC 0 2 7075

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 6:00 PM** 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):

IN FAVOR OF	IN PROTEST AGAINST
Signature Walter Evwin	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
HARMON A SECTION AND ASSESSMENT OF THE SECTION ASSESSMENT OF THE SECTI	
	Signature
	Print Name
	Signature

OR

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

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

ERWIN PROPERTIES 1 LP 1137 MOCKINGBIRD CIRCLE ENNIS TX 75119