



*The bluebonnet spirit of Texas*

**PLANNING AND ZONING COMMISSION**

**JANUARY 12, 2026**



*The bluebonnet spirit of Texas*

## PLANNING AND ZONING COMMISSION MEETING AGENDA

MONDAY JANUARY 12, 2026  
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 December 8, 2025 Regular Meeting Minutes

**IV. INDIVIDUAL ITEMS FOR CONSIDERATION**

a. 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**

b. Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Single-Family Residential 10 (R-10) to Townhome (TH) for an approximately 0.845-acre tract of land situated in the James Jackson Survey, Abstract No. 578, City of Ennis, Ellis County, Texas and generally located in the 800-Block of S Sonoma Trail. Ellis CAD ID 303263.

P&Z Case No.: ZAXA-25-13

Owner: Tomas DeLeon

Applicant: Tomas DeLeon

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

c. Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Single-Family Residential 10 (R-10) to Multi-Family Residential 2 (MF-2) for an approximately 5.617-acre tract of land situated in the James Jackson Survey, Abstract No. 578, City of Ennis, Ellis County, Texas and generally located in the 700-Block of S Sonoma Trail. Ellis CAD ID 186293.

P&Z Case No.: ZAXA-25-14

Owner: Tomas DeLeon

Applicant: Tomas DeLeon

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

d. Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Single-Family Residential 5 (R-5) to Light Industrial and Manufacturing (L-IM) for an approximately 2.002-acre tract of land situated in the Claiborne Garrett Survey, Abstract No. 383, City of Ennis, Ellis County, Texas. 2808 NE Main Street. Ellis CAD ID 183936.

P&Z Case No.: ZAXA-25-17

Owner: Pine Grove Properties LLC

Applicant: Matt Zmolik

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

**V. ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Ennis City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at [www.ennistx.gov](http://www.ennistx.gov) and said Notice was posted prior to the following date and time: **TUESDAY, JANUARY 6, 2026 AT 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.

*Jorge Barake*

Jorge Barake, City Planner

Planning and Development Department

*Erica Stubbs*

Erica Stubbs, Senior Planner

Planning and Development Department

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

**MINUTES  
CITY OF ENNIS  
PLANNING AND ZONING COMMISSION  
Monday, December 8, 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, December 8, 2025, at 6:01 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman St, Ennis, Texas 75119.

City Planner Jorge Barake called roll and verified a quorum:

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

The Pledge of Allegiance was recited.

The Invocation was given by **Chairperson Coleman**

**II. CITIZENS PUBLIC COMMENT PERIOD**

No one spoke

**III. CONSENT AGENDA**

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

Motion by **Commissioner Sacha**; second by **Vice-Chairperson Hughes** to approve the November 10, 2025, regular meeting minutes as submitted.

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

**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

Item presented by **Jorge Barake, City Planner**

Applicant Rhianna Powell, 5555 N. Lamar Blvd., Austin, TX, was available to answer questions. Staff provided clarification regarding the number of lots, and easement locations. The applicant presented a traffic impact plan and spoke to traffic management.

Motion made by **Commissioner Garrett**; second by **Commissioner McCauley** to approve the request for replat as presented.

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

- 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

Item presented by **Jorge Barake, City Planner**

Representative Matt Zmolik, 100 NE Main St., Ennis, TX, was available to answer questions. Staff addressed questions regarding cleanup of hazardous materials as a result of fire in March 2024.

Motion made by **Commissioner Estes**; second by **Commissioner Garrett** to approve the request for replat as presented.

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

**MINUTES  
CITY OF ENNIS  
PLANNING AND ZONING COMMISSION  
Monday, December 8, 2025, 6:00 P.M.**

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

Item presented by **Erica Stubbs, Senior Planner**

Motion made by **Commissioner Hughes**; second by **Commissioner Estes** to approve the request for preliminary plat as presented.

Staff clarified that the final plat is scheduled January 12, 2026 P&Z Commission meeting.

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

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

**Item pulled due to incomplete application.**

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

Item presented by **Jorge Barake, City Planner**

Applicant Kyle Mitchell, 202 Cambridge St, Waxahachie, TX, was available to answer questions. Staff clarified that a valid protest must represent 60% of the total area surrounding the tract of land. Staff addressed questions regarding type of septic system, City and State requirements for septic systems and confirmed that the property would be divided into two lots, with one single-family home planned for each. Discussion ensued.

**Chairperson Coleman** opened the public hearing at 6:39 pm.

**Chairperson Coleman** closed the public hearing at 6:40 pm.

Motion to approve the request by **Chairperson Coleman**; second by **Commissioner Sacha**.

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

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

Item presented by **Erica Stubbs, Senior Planner**

**MINUTES  
CITY OF ENNIS  
PLANNING AND ZONING COMMISSION  
Monday, December 8, 2025, 6:00 P.M.**

Applicant Chaucer Chern 949 Simon Dr., Plano TX spoke briefly regarding the request and provided an overview of the operations of the Novelinks company. Staff provided clarification regarding use category, SUP requirement and electric easement.

**Chairperson Coleman** opened the public hearing at 6:49 pm.

Cecil Cheshier, 5237 N. Riverside Dr., Fort Worth, TX, spoke briefly regarding concerns about potential heavy industrial use adjacent to the vacant residential zoned property to the north. Mr. Cheshier expressed a desire to work with the applicant on utility matters, particularly a connection to the water line. Mr. Cheshier did not submit a letter of approval or objection.

Walter Erwin, 1137 Mockingbird Cir., Ennis TX spoke in favor of the request.

**Chairperson Coleman** closed the public hearing at 6:53 pm.

Motion to approve the request by **Commissioner Hughes**; second by **Commissioner Estes**.

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

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

Item presented by **Erica Stubbs, Senior Planner**

Staff addressed number of access points for proposed land use, fire line, no SUP granted for the existing site at 2400 N Preston St. due to operating prior to adoption of the UDO in 2018, an SUP is only needed for the new building being constructed.

**Chairperson Coleman** opened the public hearing at 7:03 pm.

Walter Erwin, 1137 Mockingbird Cir., Ennis TX spoke briefly regarding Encore easement.

**Chairperson Coleman** closed the public hearing at 7:04 pm.

Motion to approve the request by **Commissioner McCauley**; second by **Commissioner Garrett**.

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

**V. ADJOURNMENT**

With no other business, **Chairperson Coleman** declared the meeting adjourned at approximately 7:06 P.M.

ATTEST:

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Jorge Barake, City Planner

APPROVED:

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Ian Coleman, Chairperson

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Erica Stubbs, Senior Planner





# AGENDA SUMMARY FORM

## *The bluebonnet spirit of Texas*

MEETING DATE: 01/12/26 ITEM NO. IV a

AGENDA ITEM: 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

SUBMITTED BY: Erica Stubbs

SUMMARY: reviewed and approved by the Department.

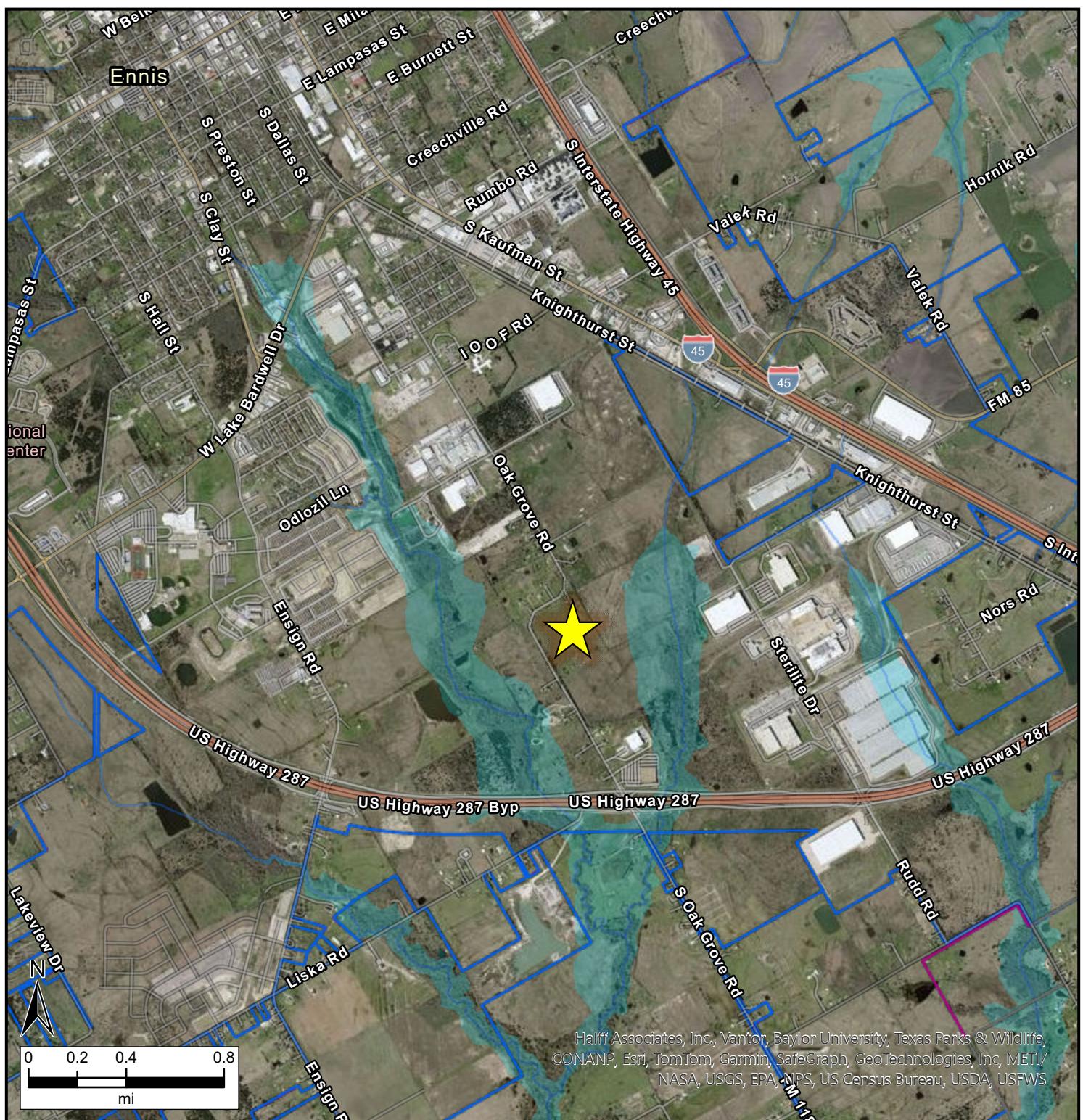
SUMMARY: reviewed and approved by the Department.

As with the Preliminary Plat, this Final Plat has been reviewed by all respective city departments and franchise utilities. Once approved, it is the applicant's intention to proceed with the permitting process to develop and construct the Ennis location of Soprema, a company that produces waterproofing systems.

**RECOMMENDED MOTION:** I move to approve / deny the request for a FINAL PLAT as presented

NAME:  
CHAIRPERSON COLEMAN  
VICE CHAIRPERSON HUGHES  
COMMISSIONER ESTES  
COMMISSIONER GARRETT  
COMMISSIONER McCAULEY  
COMMISSIONER SACHA  
COMMISSIONER SNODGRASS  
COMMISSIONER SEVERSON (alt.)  
COMMISSIONER TOMPKINS (alt.)

# Vicinity Map

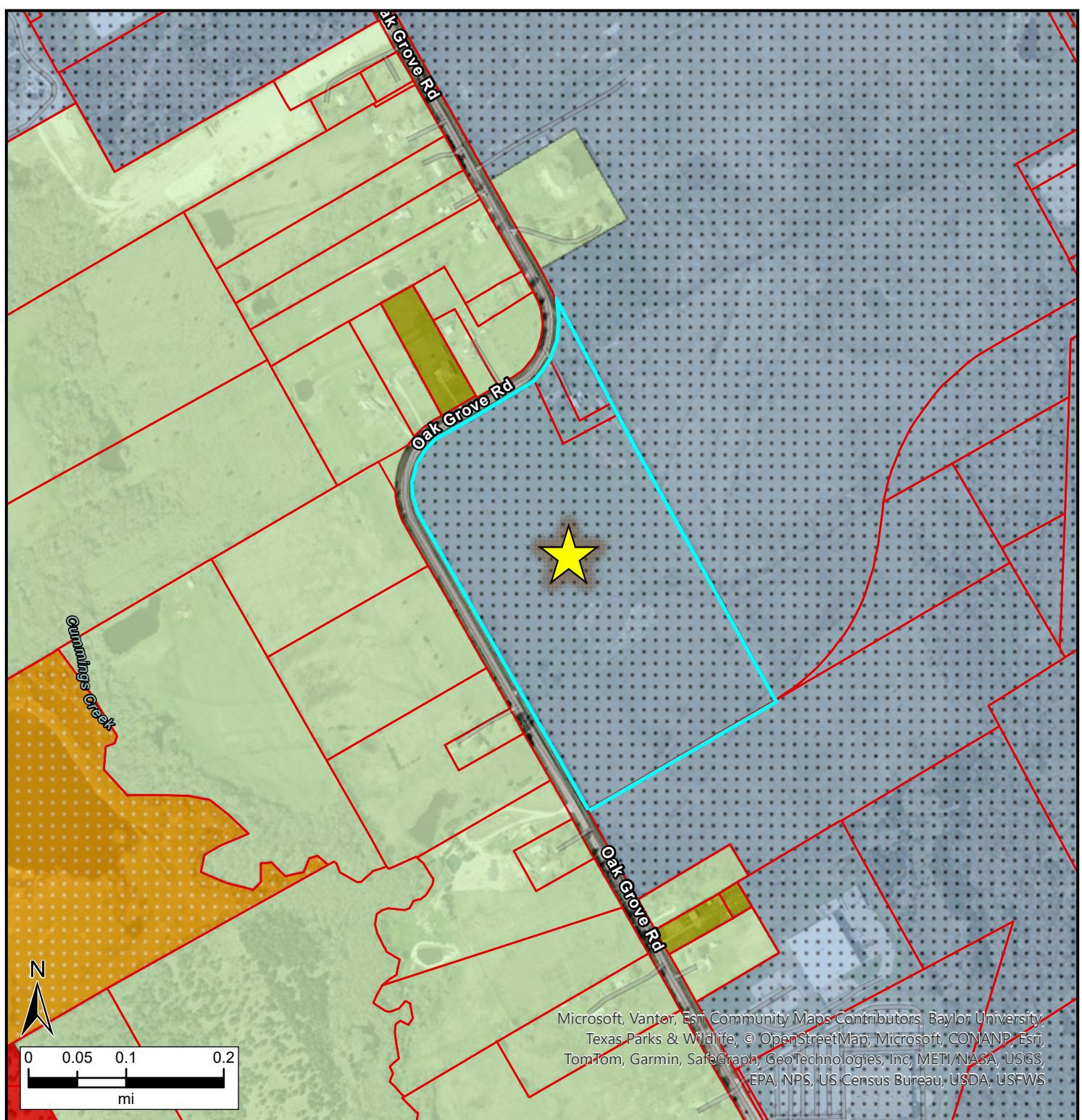


## Legend

<span style="background-color: #ff9999; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	0.2% Annual Chance Flood Hazard Area
<span style="border: 1px solid blue; display: inline-block; width: 15px; height: 15px;"></span>	Profile Baseline
<span style="border: 1px solid blue; display: inline-block; width: 15px; height: 15px;"></span>	Water Line
<span style="border: 1px solid gray; display: inline-block; width: 15px; height: 15px;"></span>	Cross Section
<span style="background-color: #ff9999; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Base Flood Elevation
<span style="background-color: #ff9999; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Ennis ETJ
<span style="border: 1px solid blue; display: inline-block; width: 15px; height: 15px;"></span>	Ennis City Limits
<span style="border: 1px solid gray; display: inline-block; width: 15px; height: 15px;"></span>	Other Cities Limits
<span style="background-color: #ff9999; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Floodway
<span style="background-color: #99ccff; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	1% Annual Chance Flood Hazard Area



# Zoning Map



## Legend

Parcels
A Agricultural
RE Residential Estate
R-10 Single Family Residential 10
R-5 Single Family Residential 5
R-5-Z Single Family Residential 5 Zero Lot Line
R-5-PD #5 Single Family Residential 5 Planned Development
R-5-PD #7
NC Neighborhood Conservation
NC-MF1 Neighborhood Multi-Family 1
NC-MF2 Neighborhood Multi-Family 2

NC-D Neighborhood Duplex
D Duplex
TH Townhome
MF-1 Multi-Family 1
MF-2 Multi-Family 2
MH Manufactured Home
C Neighborhood Commercial
CC-PD Corridor Commercial Planned Development
BP Business Park
CC Corridor Commercial
L-IM Light Industrial and Manufacturing

H-IM Heavy Industrial and Manufacturing
DT Downtown Core
DT-T1 Downtown Transition 1
DT-T2 Downtown Transition 2
DT-A1 Downtown Approach 1
DT-A2 Downtown Approach 2
IC Institutional and Civic
PP Public and Parks
PD Planned Development
PD-MF-2 Planned Development-Multi-Family Residential District 2
RMU Regional Mixed Use

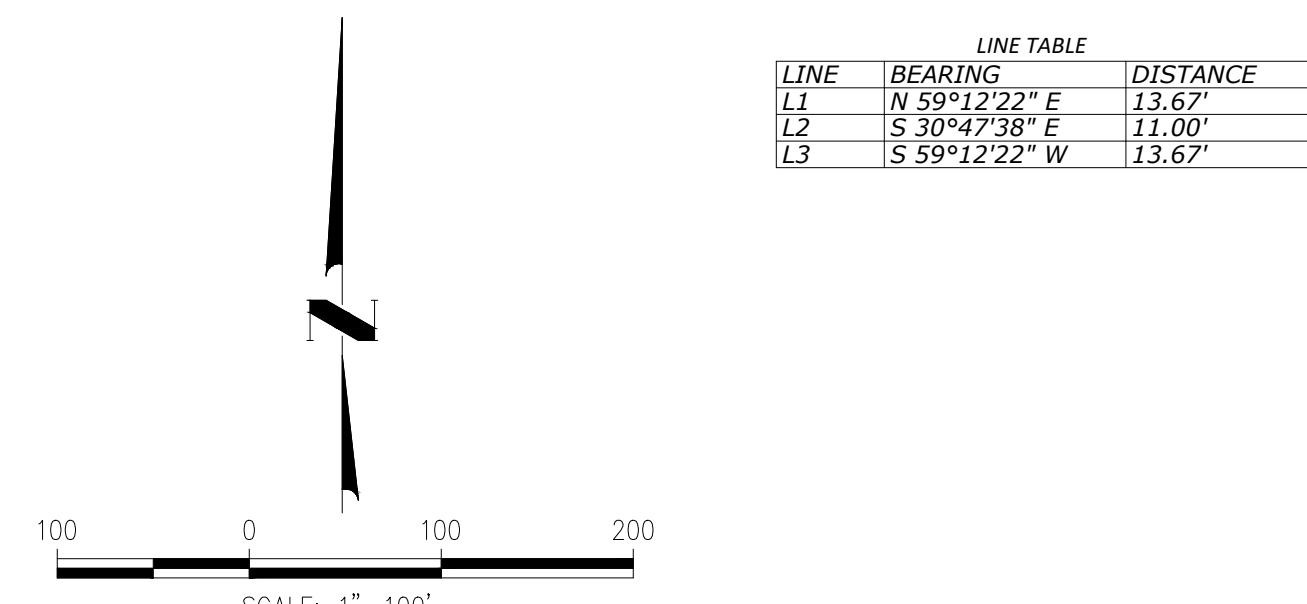
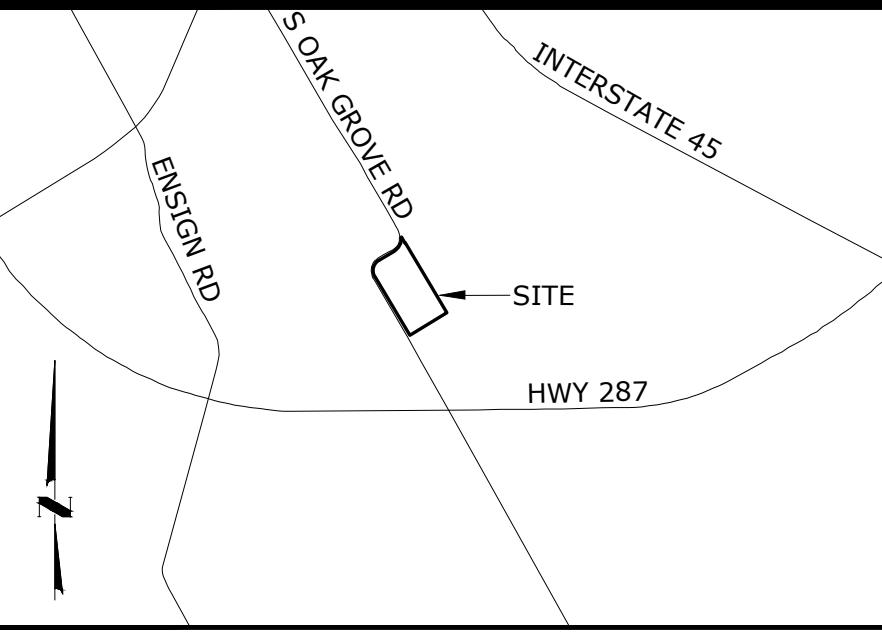


US 287

US 287

S Oak Grove Rd

S Oak Grove Rd



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 59°12'22" E	13.67'
L2	S 30°47'38" E	11.00'
L3	S 59°12'22" W	13.67'

<u>LEGEND:</u>	
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	1/2" IRON ROD WITH CAP STAMPED "PIERCE-MURRAY" SET.
UE	UTILITY EASEMENT
AC.	ACRES



*FINAL PLAT*  
**ENNIS MANUFACTURING**

**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**

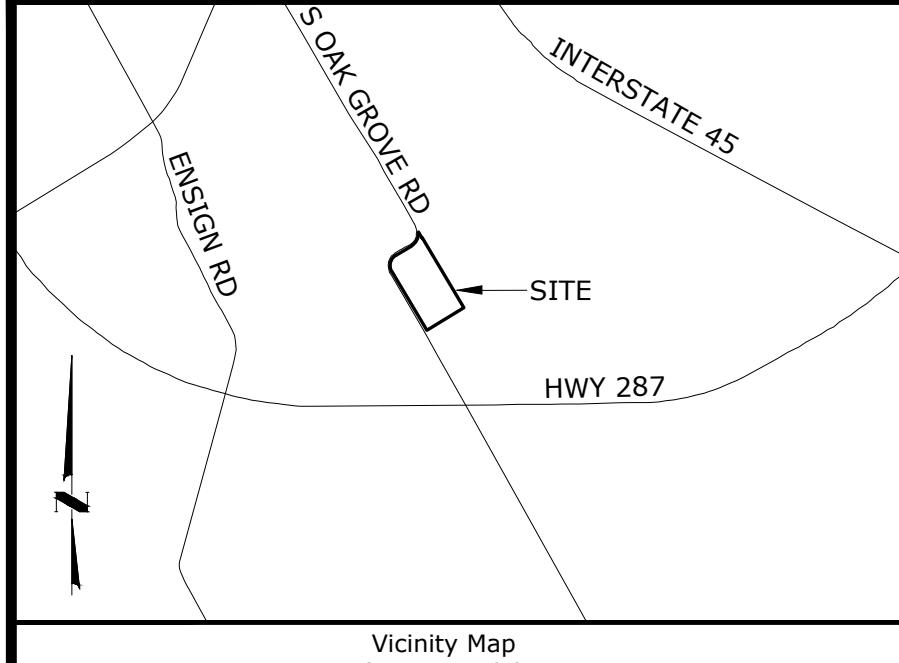
The logo for Pierce-Murray Land Solutions. The company name is at the top in a large, bold, serif font. Below it, a horizontal line separates the name from the services listed. The services, "Engineering" and "Surveying", are positioned side-by-side, each with a small circular icon above it. "Engineering" has a gear icon and "Surveying" has a compass rose icon.

OWNER:  
CONAX PROPERTIES, LLC  
310 QUADRAL DR.  
WADSWORTH, OH 44281-9571

**SURVEYOR:**  
PIERCE-MURRAY LAND SOLUTIONS LLC  
800 TALLYHO CIR, TYLER, TX 75703  
903.529.2256

ENGINEER:  
PAPE-DAWSON ENGINEERS, INC.  
201 MAIN STREET, STE 901 FORT WORTH, TX 76101  
817.870.2668

*DATE OF PREPARATION: NOVEMBER, 2025*

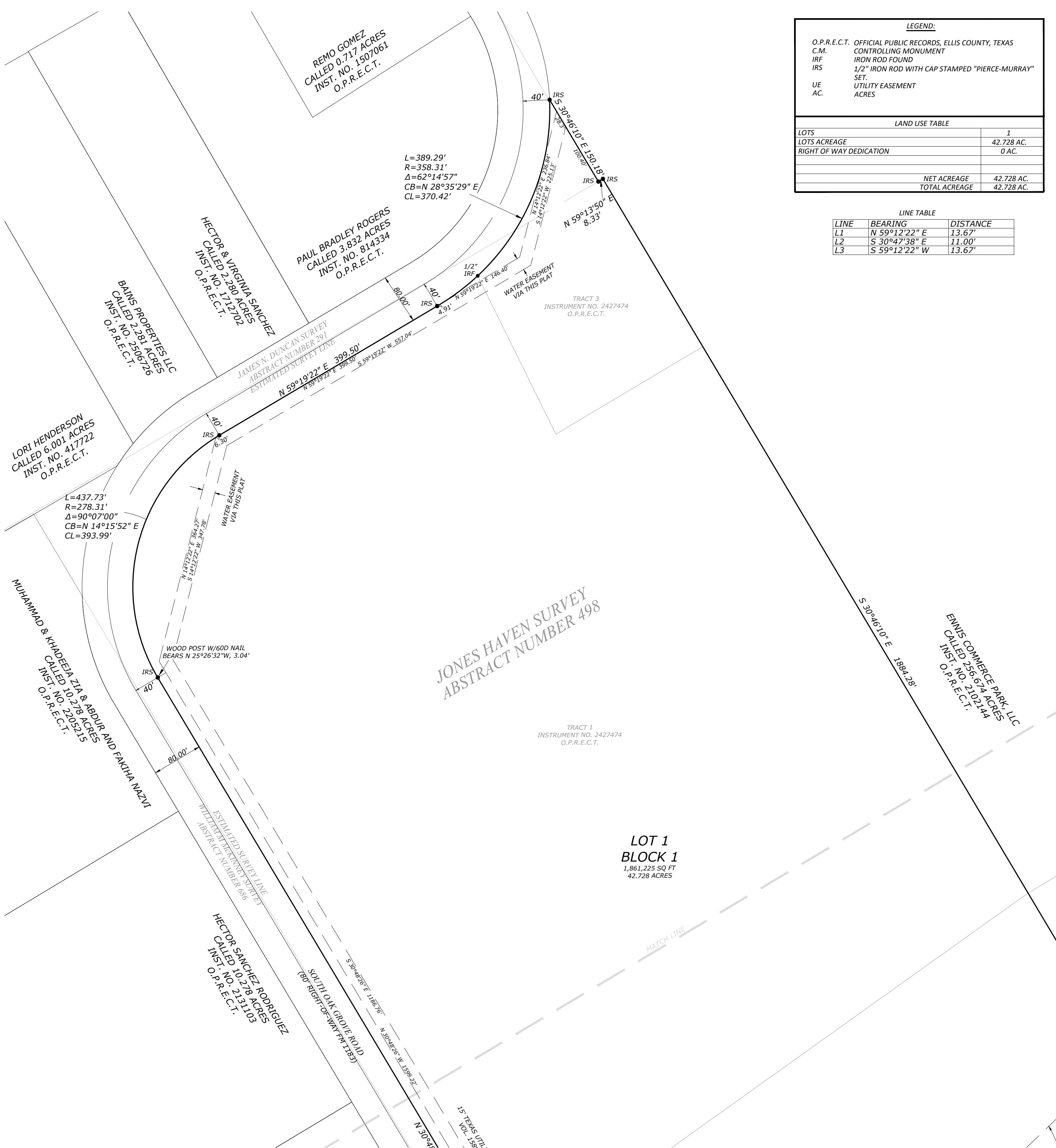


## Vicinity Map (Not to scale)

SCALE: 1" = 100'

#### NOTE:

1. 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.
2. 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.
3. This plat shall not regulate building setback lines. They are shown for informational purposes only.
4. If Lot 1, Block 1 is subdivided in the future, the subdivided lot(s) shall be subject to current ordinance requirements at the time of subdivision. This may include establishment of agreements or association documents determining maintenance responsibilities of common areas.



# FINAL PLAT MANUFACTURING

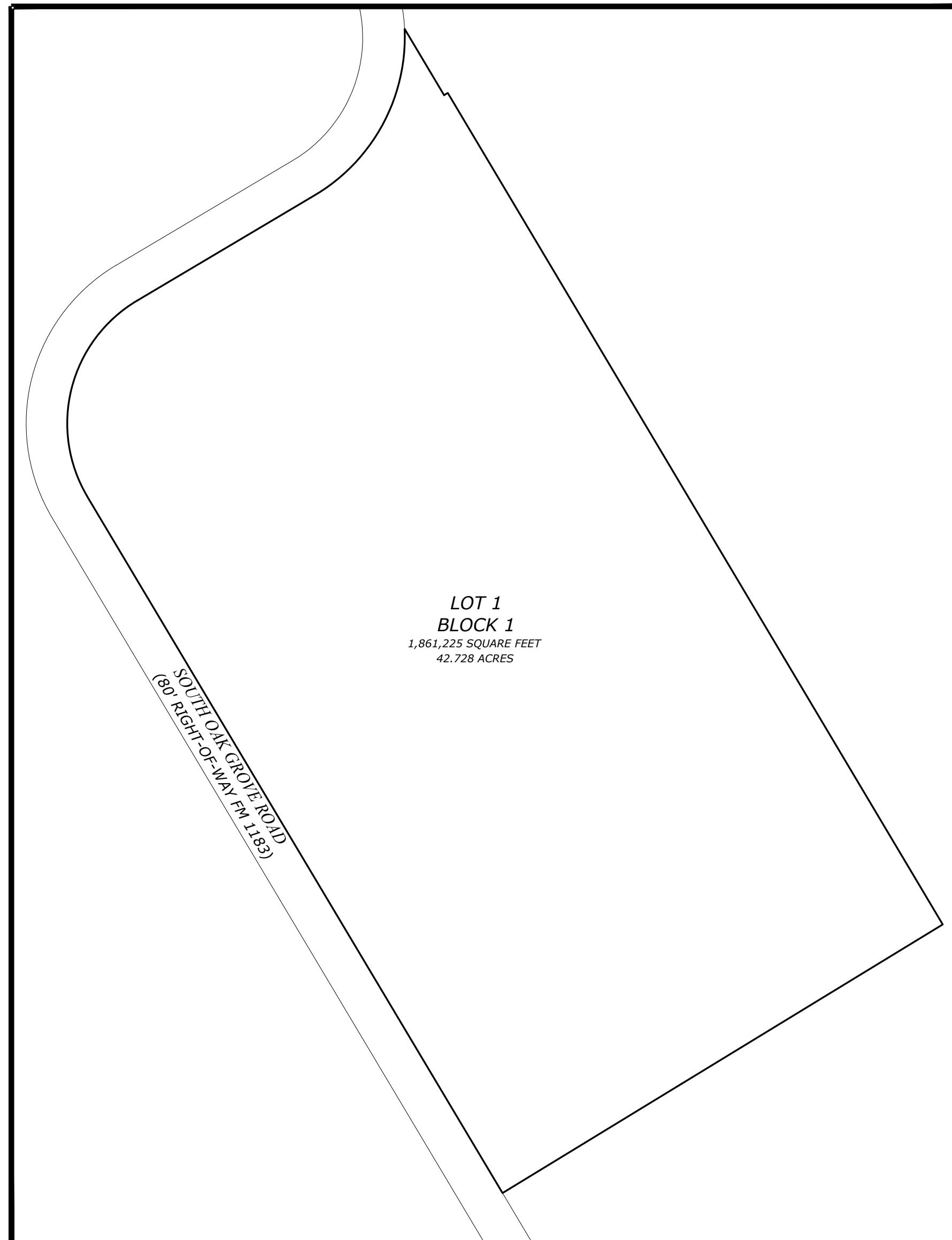
**ENNIS MANUFACTURING**  
**LOT 1, BLOCK 1, BEING 42.728 ACRES OF LAND SITUATED IN THE**  
**JONES HAVEN SURVEY, ABSTRACT NUMBER 498 AND THE JAMES N.**  
**DUNCAN SURVEY, ABSTRACT NUMBER 291, CITY OF ENNIS, ELLIS**  
**COUNTY, TEXAS**

OWNER:  
CONAX PROPERTIES, LLC  
310 QUADRAL DR.  
WADSWORTH, OH 44281-9571

**SURVEYOR:**  
**PIERCE-MURRAY LAND SOLUTIONS LLC**  
**800 TALLYHO CIR, TYLER, TX 75703**  
**903.520.2256**

ENGINEER:  
PAPE-DAWSON ENGINEERS, INC.  
201 MAIN STREET, STE 901 FORT WORTH, TX 76102  
817-870-3668

DATE OF PREPARATION: NOVEMBER 2025



## 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 EASTERN 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 EASTERN 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 EASTERN 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 EASTERN 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 EASTERN 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 EASTERN 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 EASTERN 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 EASTERN 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 EASTERN 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:

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 created 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 or 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 of the City of Ennis, Texas.

WITNESS my hand at Ennis, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

## CERTIFICATE OF APPROVAL

I hereby certify that the above and foregoing plat of the Ennis Manufacturing, was approved by the City of Ennis, Texas, according to Chapter 212 of the Texas Local Government Code on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Manager

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 is 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: \_\_\_\_\_

## SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, \_\_\_\_\_, 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 TEXAS §  
COUNTY OF ELLIS §

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

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for State of Texas  
My Commission Expires: \_\_\_\_\_



**PLAT-25-25**

Plat Application

Status: Active

Submitted On: 11/12/2025

**Primary Location**0 OAK GROVE RD  
ENNIS, TX 75119**Owner**

CONAX PROPERTIES LLC

**Applicant** Matthew Maly  
**Application Information****Type of Application\***

Final

**Plat Name\***

Ennis Manufacturing (Final Plat)

**Property Type\***

Commercial

**No. of Lots\***

1

**Acreage\***

42.728

**Current Zoning\***

H-IM - Heavy Industrial and Manufacturing

**Current Use\***

Heavy Industrial and Manufacturing

**Proposed Use\***

Heavy Industrial and Manufacturing

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

Yes

**Are you using an Agent/Representative?\***

No

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

Yes

**Civil Plan Review Number \***

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](http://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

Owner City, State Zip  Owner Telephone\*

Owner Email\*

---

## Surveyor/Engineer Information

Firm Name\*  Surveyor/Engineer Name\*

Address\*  City, State Zip\*

Telephone\*  Email\*

---

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



**ENNIS**  
TEXAS

*The bluebonnet spirit of Texas*

## ZONING APPLICATION REVIEW

CASE NUMBER: PLAT-25-25

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 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?**

- 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:**

REVIEWED BY: *Erica Stubbs*



# AGENDA SUMMARY FORM

## *The bluebonnet spirit of Texas*

MEETING DATE: 01/12/26 ITEM NO. IV b

AGENDA ITEM:	Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Single-Family Residential 10 (R-10) to Townhome (TH) for an approximately 0.845-acre tract of land situated in the James Jackson Survey, Abstract No. 578, City of Ennis, Ellis County, Texas and generally located in the 800-Block of S Sonoma Trail. Ellis CAD ID 303263. P&Z Case No.: ZAXA-25-13 Owner: Tomas DeLeon Applicant: Tomas DeLeon
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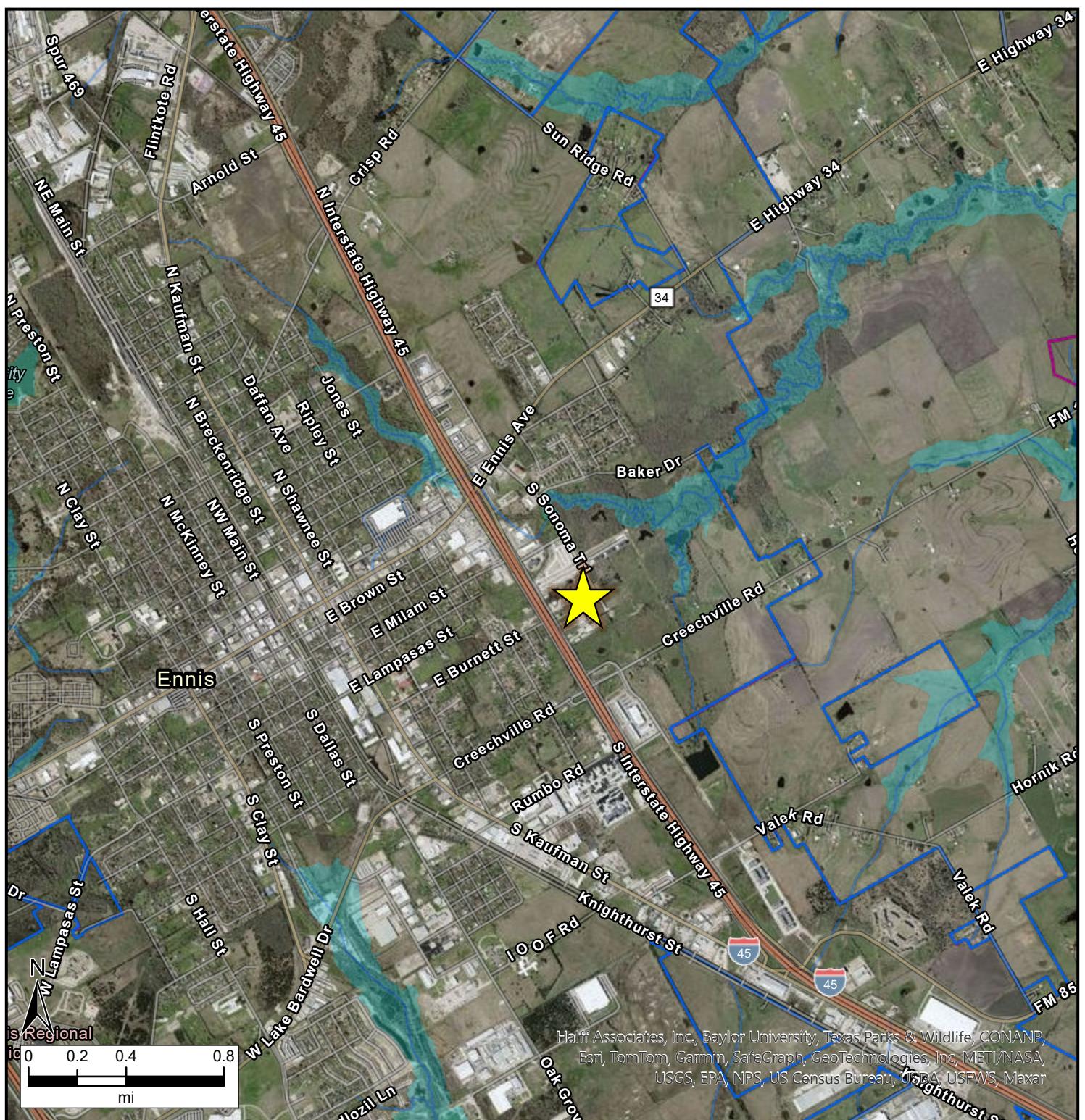
SUBMITTED BY: Jorge Barake

**SUMMARY:** The applicant has informed staff that it is their intention to develop and construct 4-6 townhomes. The Future Land Use designates the area as Business Park.

**RECOMMENDED  
MOTION:** I move to approve / deny the request for a **ZONING CHANGE** as presented

NAME:  
CHAIRPERSON COLEMAN  
VICE CHAIRPERSON HUGHES  
COMMISSIONER ESTES  
COMMISSIONER GARRETT  
COMMISSIONER McCAULEY  
COMMISSIONER SACHA  
COMMISSIONER SNODGRASS  
COMMISSIONER SEVERSON (alt.)  
COMMISSIONER TOMPKINS (alt.)

# Vicinity Map



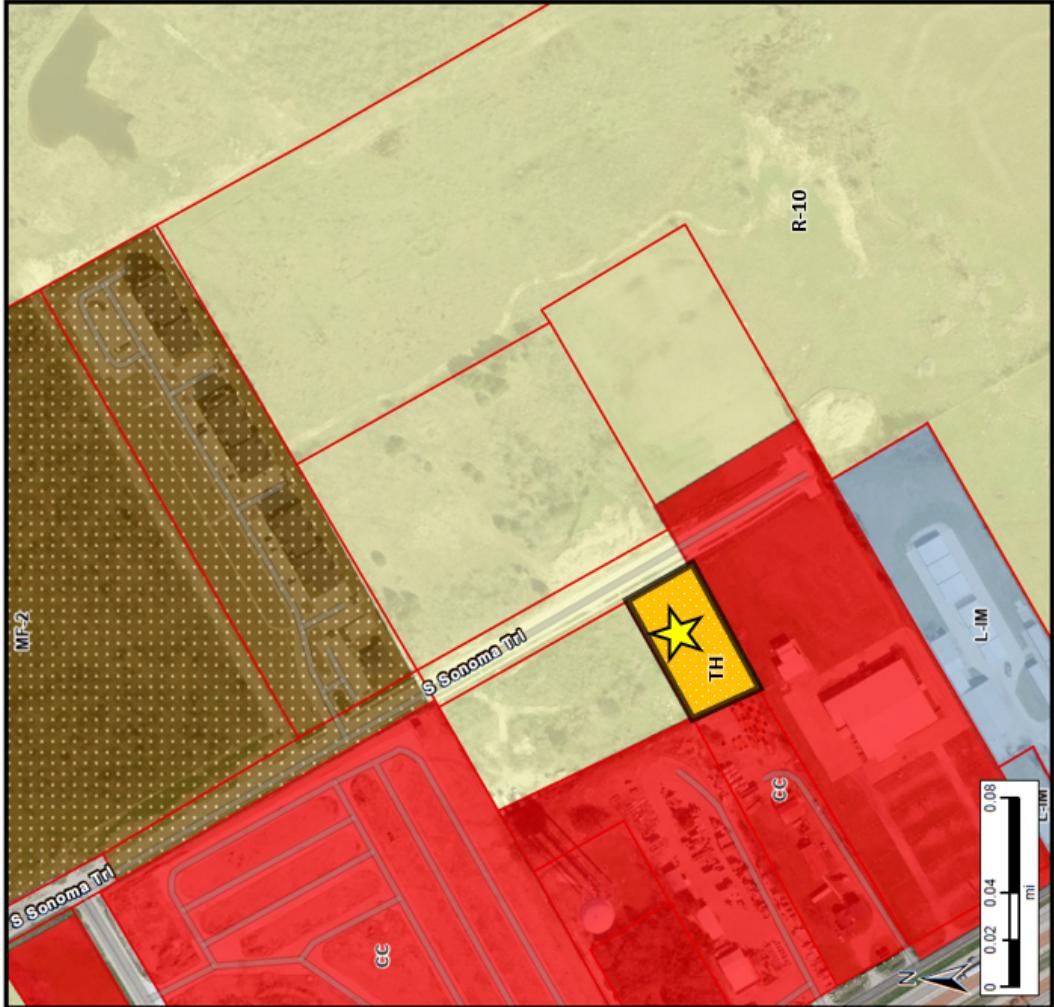
## Legend

- Ennis ETJ
- Ennis City Limits
- Other Cities Limits
- Floodway
- 1% Annual Chance Flood Hazard Area

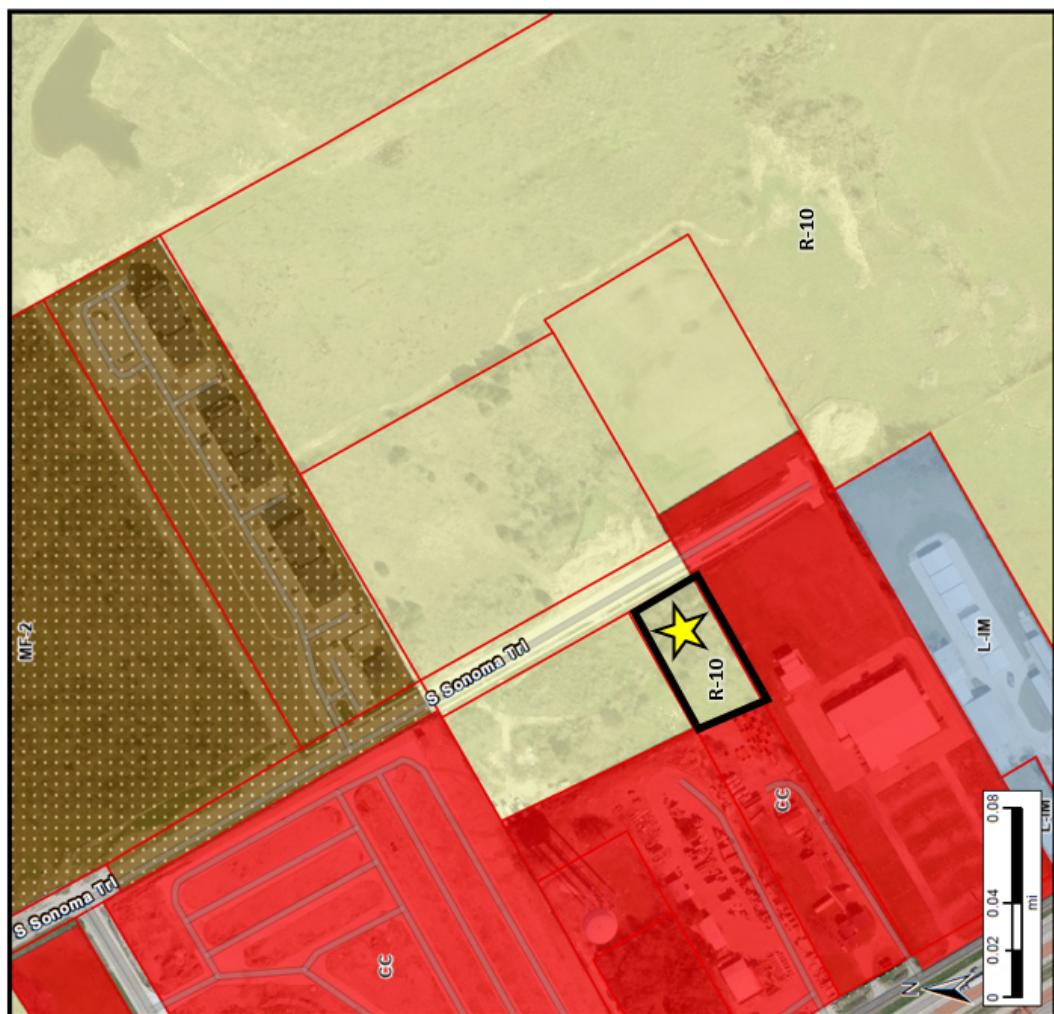




Proposed Zoning

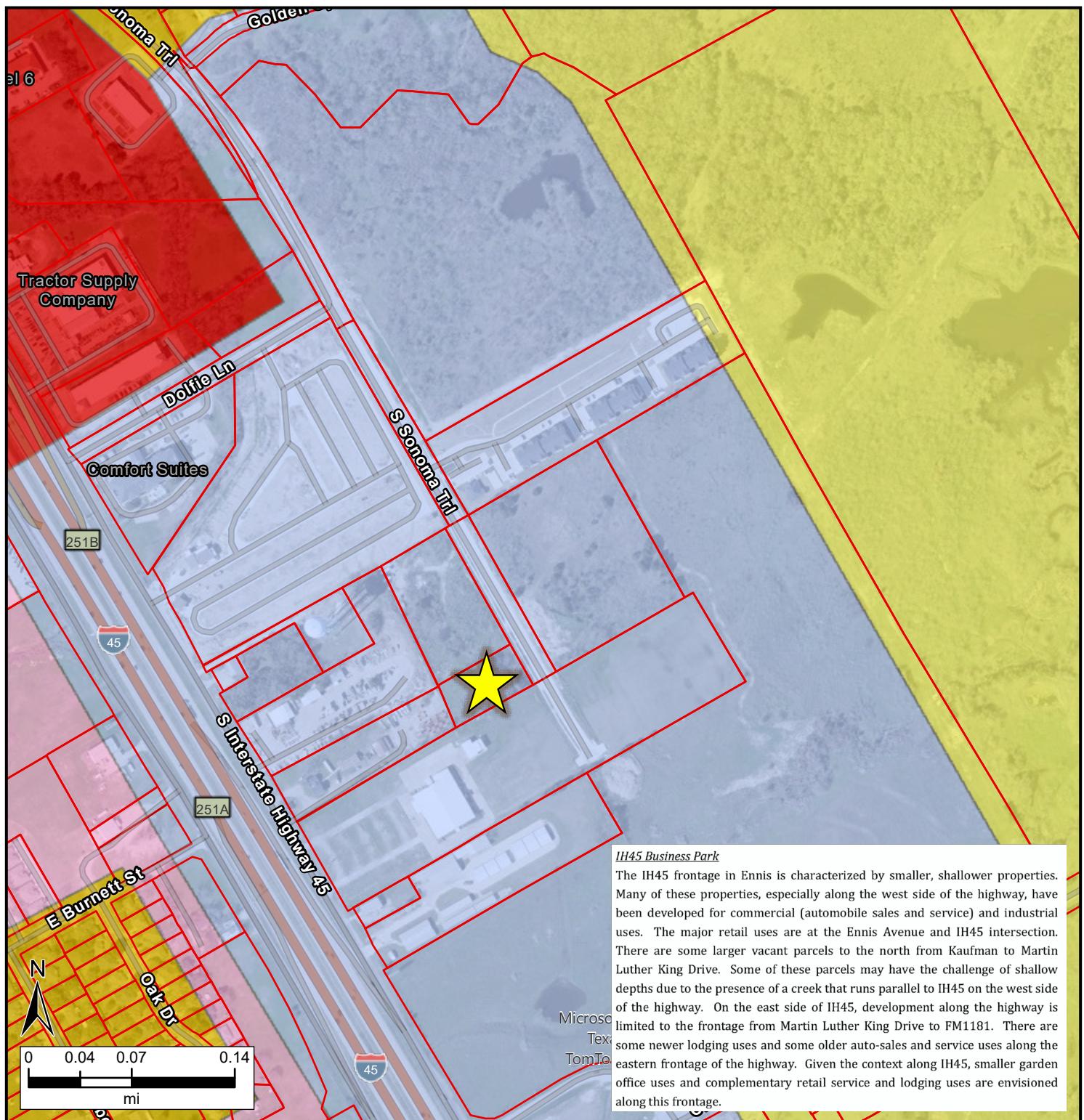


Current Zoning





# Future Land Use Plan



## 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 property is currently an empty lot on a residential lot, I want to build townhomes, it would be a new construction from the ground up

**Record No: ZAXA-25-13**

Zoning Change Application

Status: Active

Submitted On: 7/18/2025

**Primary Location**706 S INTERSTATE 45  
ENNIS, TX 75119**Owner**

DELEON TOMAS

**Applicant**

Tomas E. DeLeon

**Application Information****Applicant Name\***

Tomas E. DeLeon

**Type of Application\***

Zoning

**Subdivision Name****Property Type**

Residential

**No. of Lots\***

1

**Acreage\***

0.845

**Current Use\***

vacant

**Proposed Use\***

townhomes

**Current Zoning\***

R-10

**Proposed Zoning\***

TH - Townhome

**Water/Sewer Service \*** 

City of Ennis

**Are you using an Agent/Representative?\***

No

**Reason for Request\***

I would like to rezone to build townhomes on the property, approximately 6 or however many will fit in the property, designed to suit the community and market demand.

Will you be using a Temporary Concrete Batch Plant? (Requires )

a Specific Use Permit)\*

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

No

No

---

## Owner Information

Owner Name

Tomas E. DeLeon

Owner Street Address

Owner City, State Zip

Owner Telephone 

Owner Email 

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## Signature

Applicant Signature\*

 Tomas E DeLeon

Jul 18, 2025

 Planning and Zoning Hearing Date

01/12/2026

 City Commission Hearing Date

02/17/2026



**ENNIS**  
TEXAS

*The bluebonnet spirit of Texas*

## ZONING APPLICATION REVIEW

CASE NUMBER: ZAXA-25-13

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 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?**

- 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:**

REVIEWED BY: Jorge Barake



(6) Letters Sent  
★ (1) Approvals  
★ (0) Protests

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

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-25-13

PID No. 303262

City of Ennis  
Inspection Services  
Received

DEC 09 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, January 12, 2026 at 6:00 PM and the City Commission on Tuesday, February 17, 2026 at 6:00PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

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

Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Single-Family Residential 10 (R-10) to Townhome (TH) for an approximately 0.845-acre tract of land situated in the James Jackson Survey, Abstract No. 578, City of Ennis, Ellis County, Texas and generally located in the 800-Block of S Sonoma Trail. Ellis CAD ID 303263.

P&Z Case No.: ZAXA-25-13

Owner: Tomas DeLeon

Applicant: Tomas DeLeon

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on January 7, 2026.

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

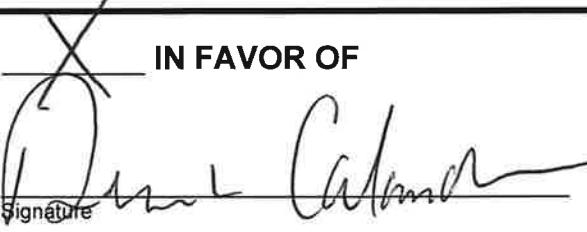
In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential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

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

COMMENTS (attach additional sheets if necessary):

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

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

OR

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

DL CALANDER PROPERTIES LLC  
3321 BECKET RIDGE CT  
FARMERS BRANCH TX 75234



# AGENDA SUMMARY FORM

## *The bluebonnet spirit of Texas*

MEETING DATE: 01/12/26 ITEM NO. IV c

AGENDA ITEM:	Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Single-Family Residential 10 (R-10) to Multi-Family Residential 2 (MF-2) for an approximately 5.617-acre tract of land situated in the James Jackson Survey, Abstract No. 578, City of Ennis, Ellis County, Texas and generally located in the 700-Block of S Sonoma Trail. Ellis CAD ID 186293. P&Z Case No.: ZAXA-25-14 Owner: Tomas DeLeon
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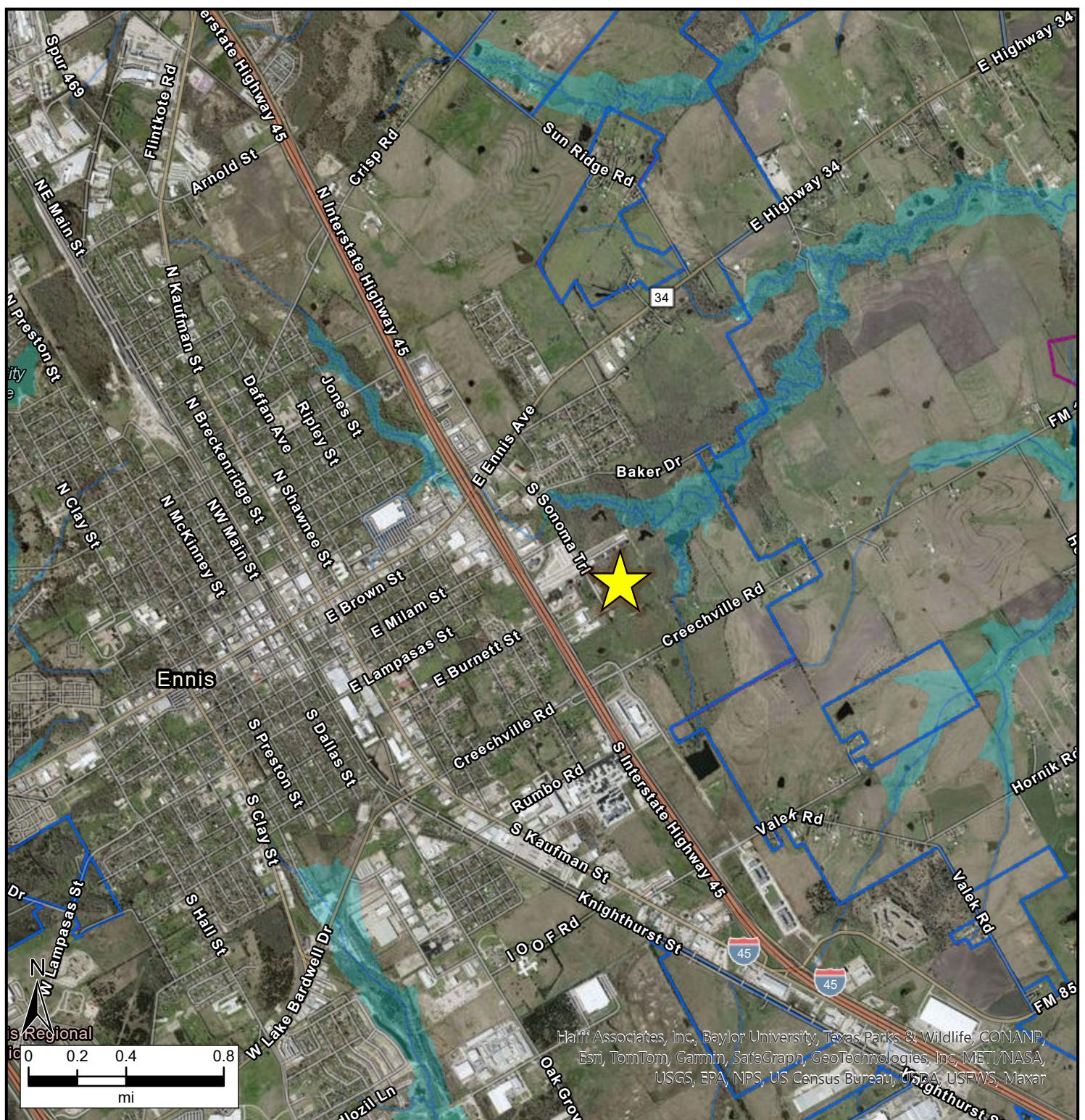
SUBMITTED BY: Jorge Barake

**SUMMARY:** Residential Z (MF-Z).  
The applicant has informed staff that it is their intention to develop and construct a multi-family residential complex.  
The Future Land Use designates the area as Business Park. Although the requested zoning is not in alignment with the Future Land Use Plan, it is compatible with the surrounding land uses.

**RECOMMENDED MOTION:** I move to approve / deny the request for a **ZONING CHANGE** as presented

NAME:  
CHAIRPERSON COLEMAN  
VICE CHAIRPERSON HUGHES  
COMMISSIONER ESTES  
COMMISSIONER GARRETT  
COMMISSIONER McCAULEY  
COMMISSIONER SACHA  
COMMISSIONER SNODGRASS  
COMMISSIONER SEVERSON (alt.)  
COMMISSIONER TOMPKINS (alt.)

# Vicinity Map



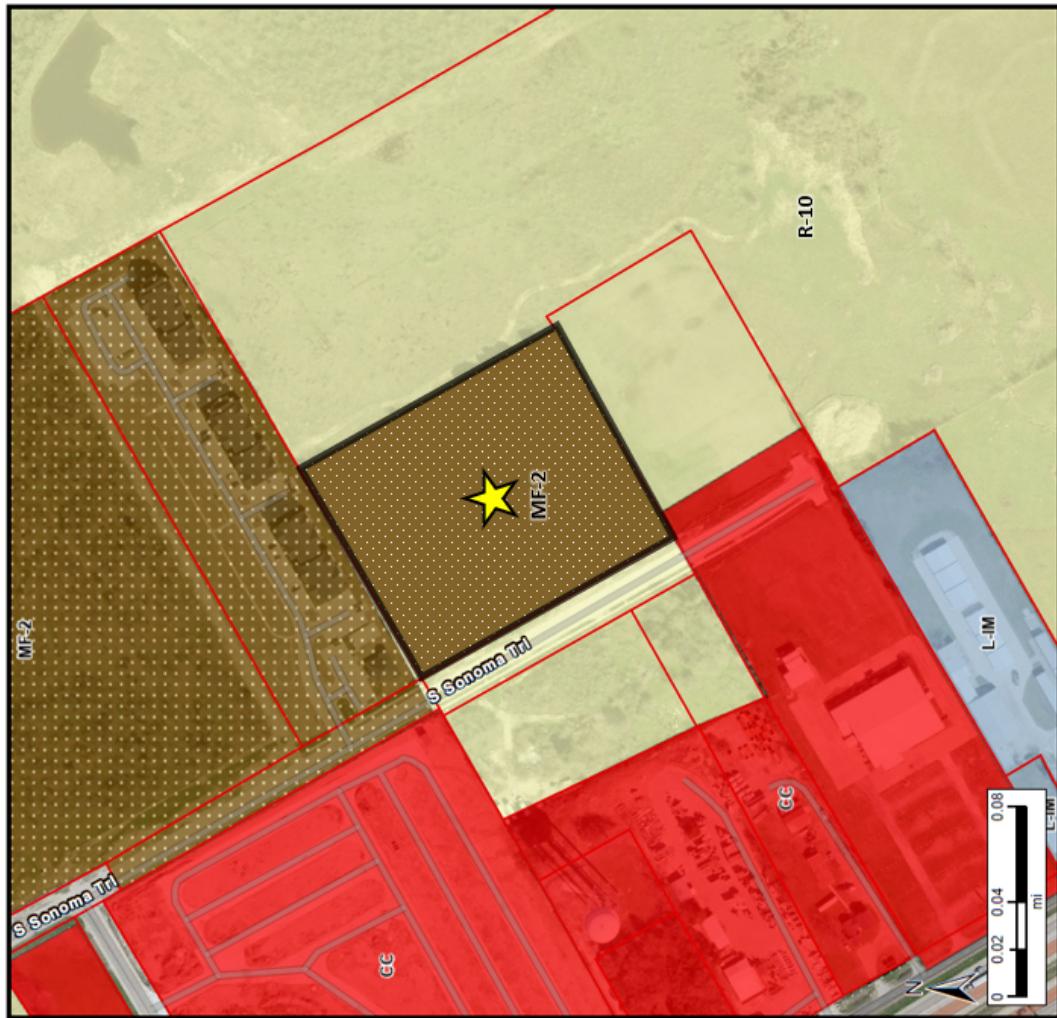
## Legend

Ennis ETJ	0.2% Annual Chance Flood Hazard Area
Ennis City Limits	Profile Baseline
Other Cities Limits	Water Line
Floodway	Cross Section
1% Annual Chance Flood Hazard Area	Base Flood Elevation

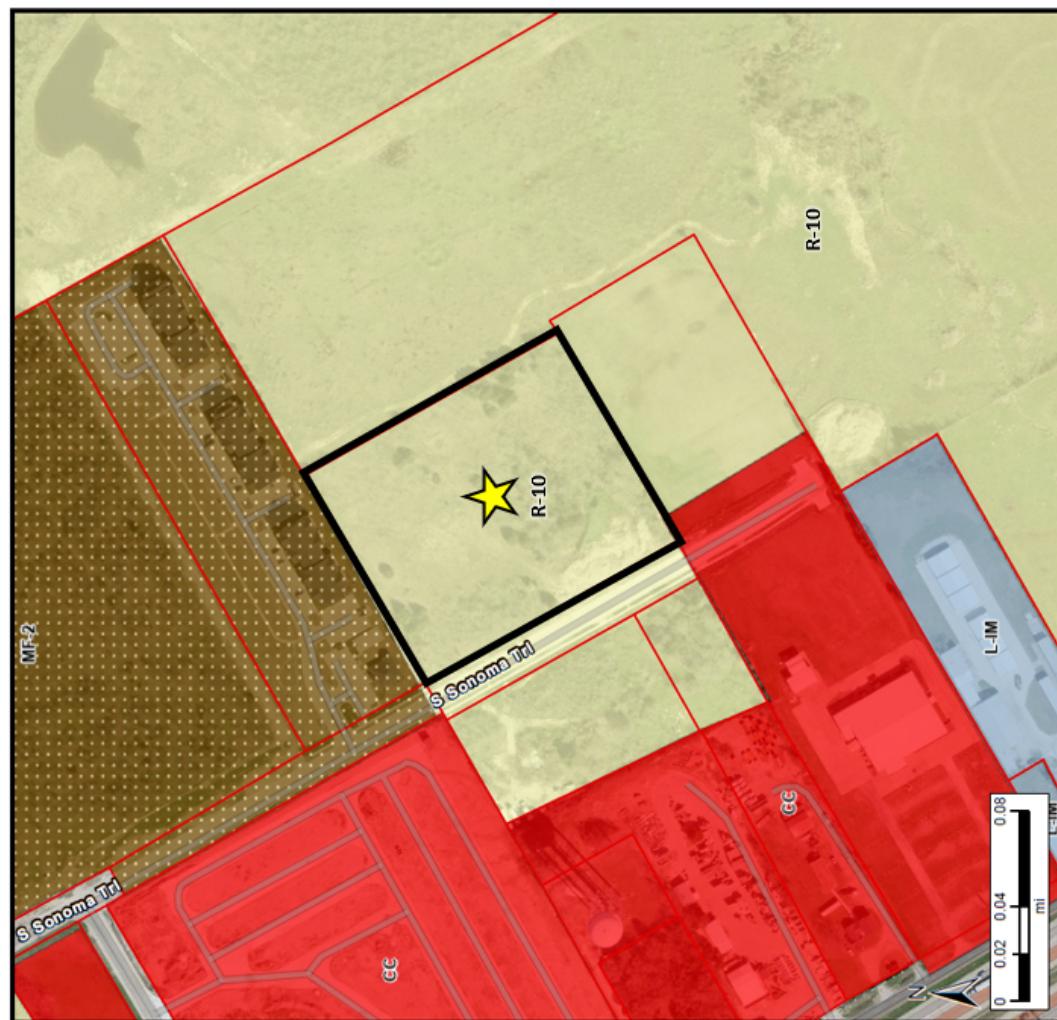




Proposed Zoning

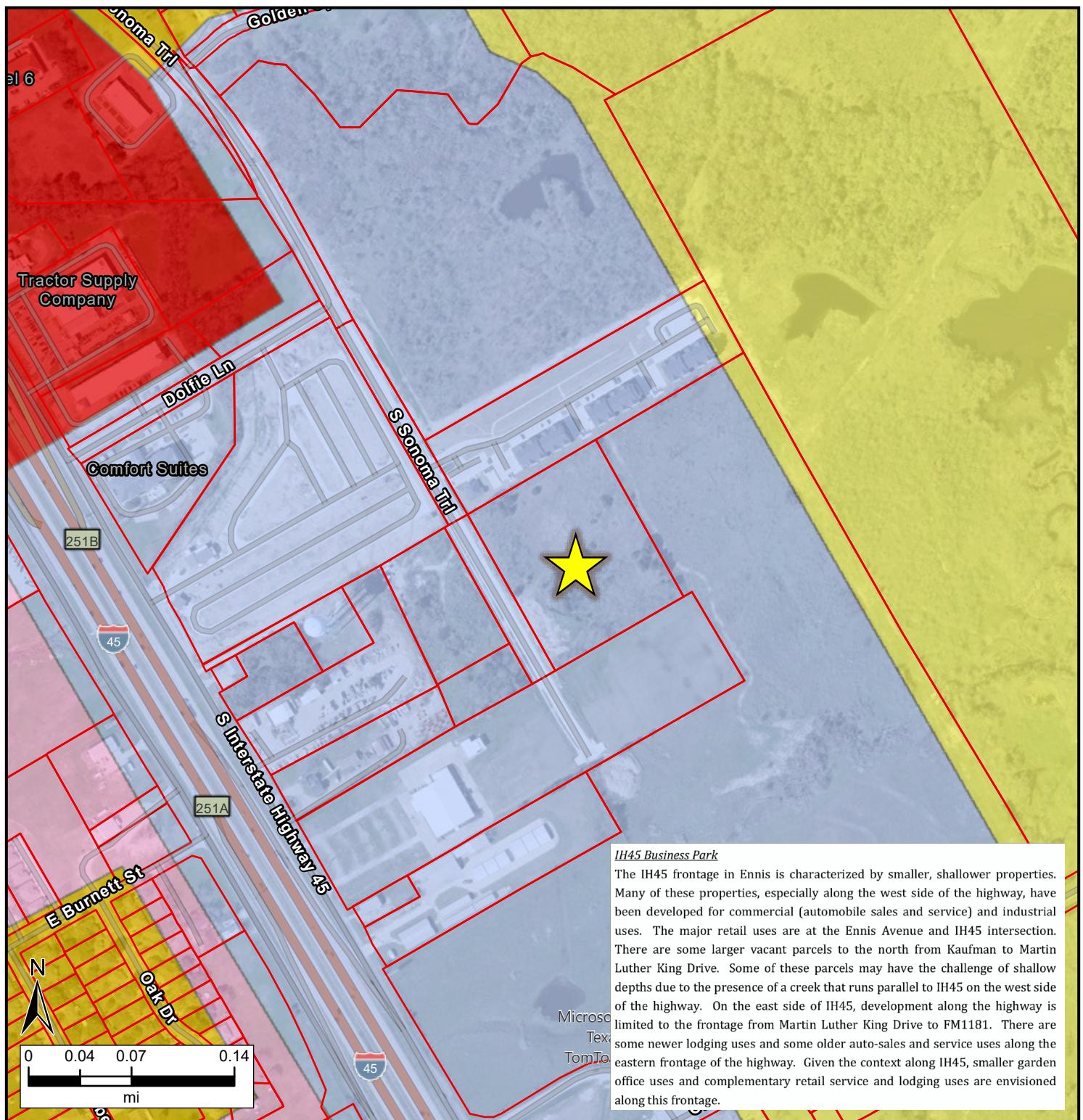


Current Zoning





# Future Land Use Plan



## 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 property is currently an empty lot on a residential lot, I want to build apartments, it would be a new construction from the ground up

**Record No: ZAXA-25-14**

Zoning Change Application

Status: Active

Submitted On: 7/18/2025

**Primary Location**706 S INTERSTATE 45  
ENNIS, TX 75119**Owner**

Tomas DeLeon

**Applicant** Tomas E. DeLeon

## Application Information

**Applicant Name\***

Tomas E. DeLeon

**Type of Application\***

Zoning

**Subdivision Name****Property Type**

Residential

**No. of Lots\***

1

**Acreage\***

5.617

**Current Use\***

vacant

**Proposed Use\***

multifamily

**Current Zoning\***

R-10

**Proposed Zoning\***

MF-2

**Water/Sewer Service \* **

City of Ennis

**Are you using an Agent/Representative?\***

No

**Reason for Request\***

I would like to rezone to build an apartment complex on the property designed to suit the community and market demand

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

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

No

No

---

## Owner Information

Owner Name

Tomas E. DeLeon

Owner Street Address

Owner City, State Zip

Owner Telephone 

Owner Email 

---

## Signature

Applicant Signature\*

 Tomas E DeLeon  
Jul 18, 2025

 Planning and Zoning Hearing Date

01/12/2026

 City Commission Hearing Date

02/17/2026



## 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 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?**

• 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:**

REVIEWED BY: Jorge Barake



(7) Letters Sent  
★ (1) Approvals  
★ (0) Protests

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

City of Ennis  
Inspection Services  
Received

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-25-14

PID No. 303262

DEC 09 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, January 12, 2026 at 6:00 PM and the City Commission on Tuesday, February 17, 2026 at 6:00PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

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

Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Single-Family Residential 10 (R-10) to Multi-Family Residential 2 (MF-2) for an approximately 5.617-acre tract of land situated in the James Jackson Survey, Abstract No. 578, City of Ennis, Ellis County, Texas and generally located in the 700-Block of S Sonoma Trail. Ellis CAD ID 186293.

P&Z Case No.: ZAXA-25-14

Owner: Tomas DeLeon

Applicant: Tomas DeLeon

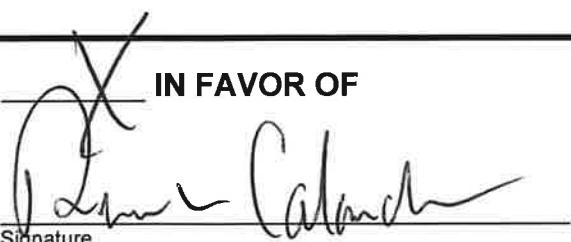
Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on January 7, 2026.

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

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

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

COMMENTS (attach additional sheets if necessary):

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

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

OR

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

DL CALANDER PROPERTIES LLC  
3321 BECKET RIDGE CT  
FARMERS BRANCH TX 75234

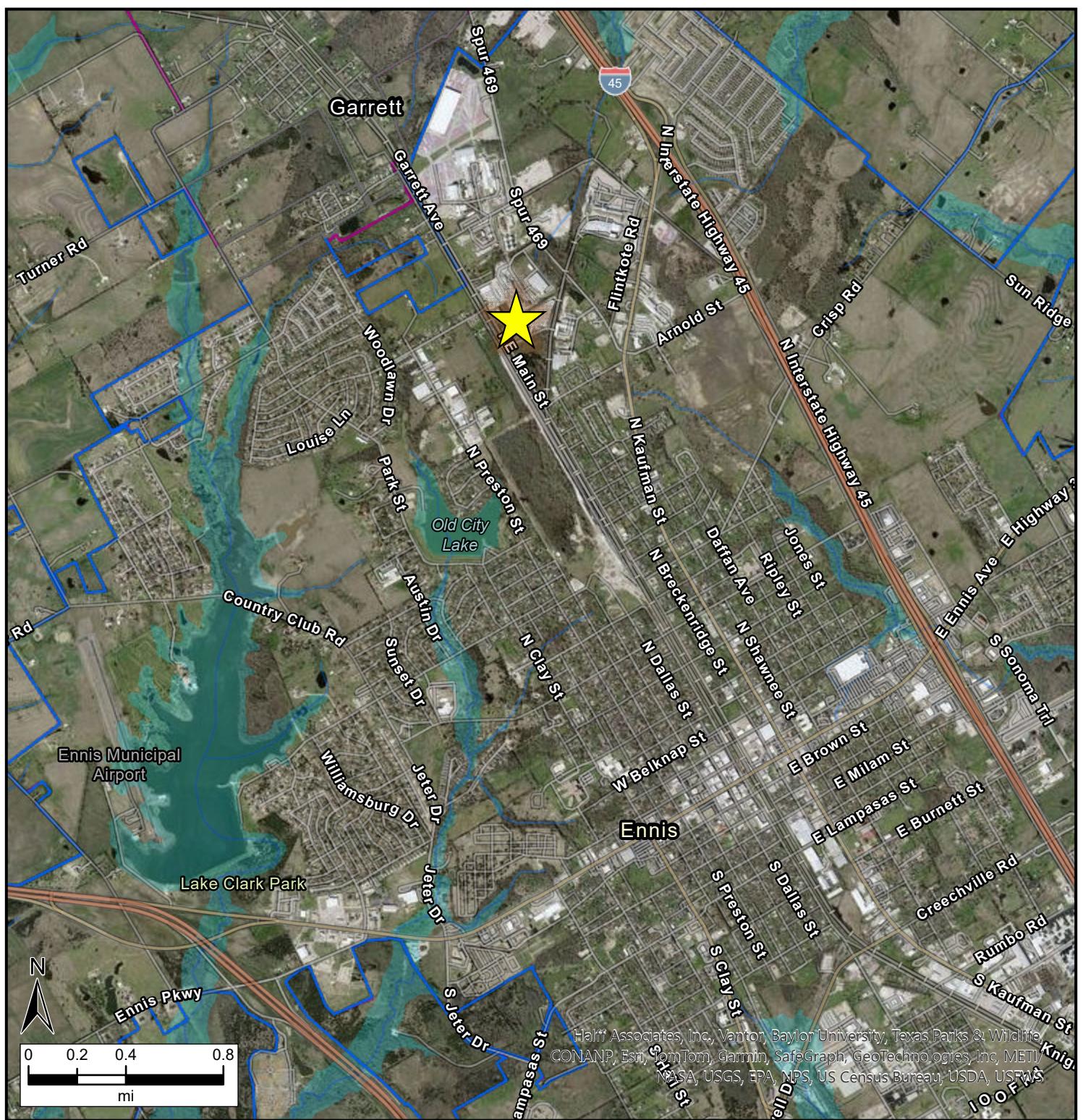


*The bluebonnet spirit of Texas*

## AGENDA SUMMARY FORM

MEETING DATE:	01/12/26	ITEM NO.	IV d	
AGENDA ITEM:	<p>Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Single-Family Residential 5 (R-5) to Light Industrial and Manufacturing (L-IM) for an approximately 2.002-acre tract of land situated in the Claiborne Garrett Survey, Abstract No. 383, City of Ennis, Ellis County, Texas. 2808 NE Main Street. Ellis CAD ID 183936. P&amp;Z Case No.: ZAXA-25-17 Owner: Pine Grove Properties LLC Applicant: Matt Zmolik</p>			
SUBMITTED BY:	Erica Stubbs			
SUMMARY:	<p>The subject property, measuring approximately 2.002 acres is located at 2808 NE Main Street. The applicant is seeking to upzone the property from R-5 to L-IM in order to construct a storage facility on the property. The property owner also retains ownership of the self-storage facility located at 3000 NE Main Street (at the intersection of Casa Linda Street, north of Dollar General).</p> <p>Self-storage or mini storage is an allowed use by right in the Light Industrial and Manufacturing district (L-IM).</p> <p>The adjoining property located at 2900 NE Main Street has an active zoning application on file with a request to rezone the property to Light Industrial and Manufacturing (L-IM). This case will be coming to Planning and Zoning Commission in the near future for consideration.</p> <p>The Future Land Use Plan designates the area as Industrial.</p> <p>The property is bounded by Single Family Residential 5 (R-5) to the north, Heavy Industrial and Manufacturing (H-IM) to the east and south, and the NE Main Street right-of-way to the west.</p>			
RECOMMENDED MOTION:	I move to approve / deny the request for a ZONING CHANGE as presented			
NAME:	MOTION	SECOND	AYE	NAY
CHAIRPERSON COLEMAN				
VICE CHAIRPERSON HUGHES				
COMMISSIONER ESTES				
COMMISSIONER GARRETT				
COMMISSIONER McCUALEY				
COMMISSIONER SACHA				
COMMISSIONER SNODGRASS				
COMMISSIONER SEVERSON (alt.)				
COMMISSIONER TOMPKINS (alt)				

# Vicinity Map



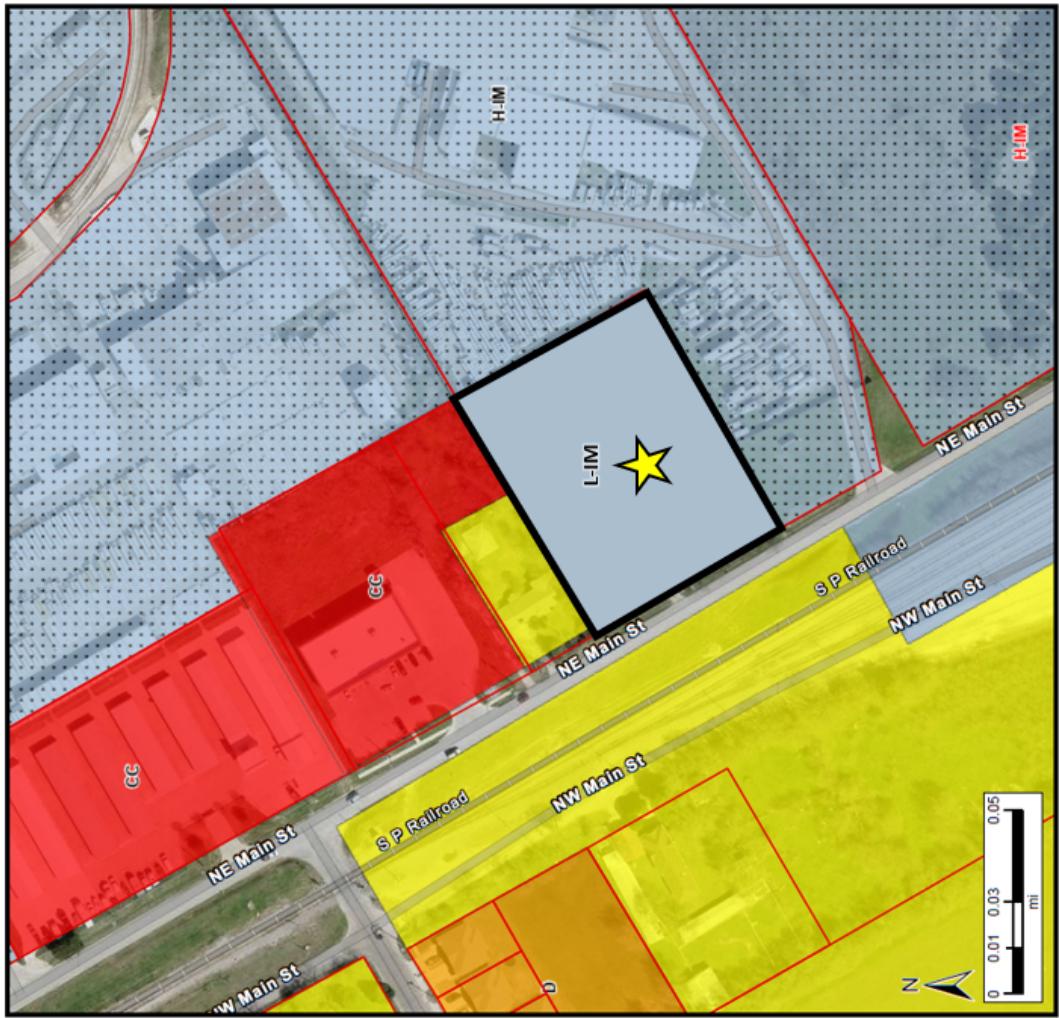
## Legend

Ennis ETJ	0.2% Annual Chance Flood Hazard Area
Ennis City Limits	Profile Baseline
Other Cities Limits	Water Line
Floodway	Cross Section
1% Annual Chance Flood Hazard Area	Base Flood Elevation

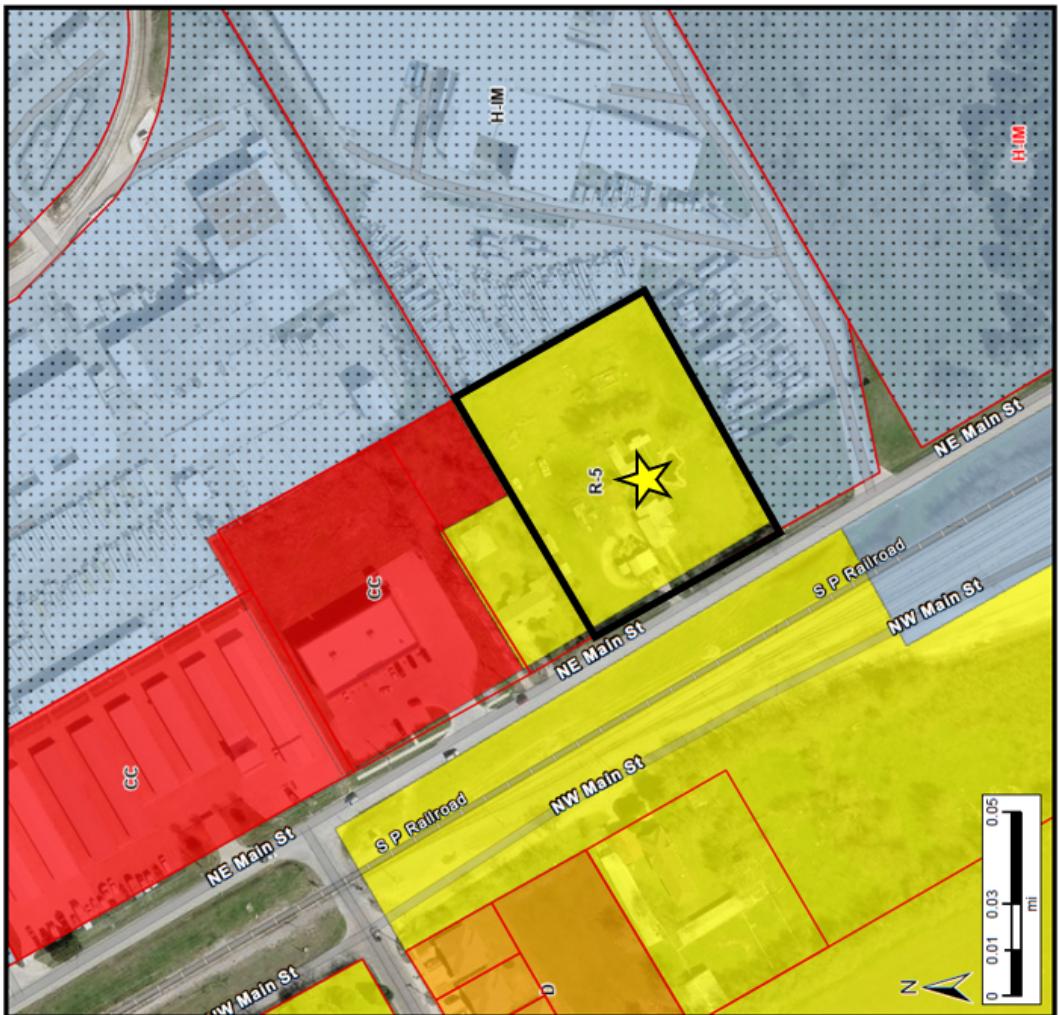


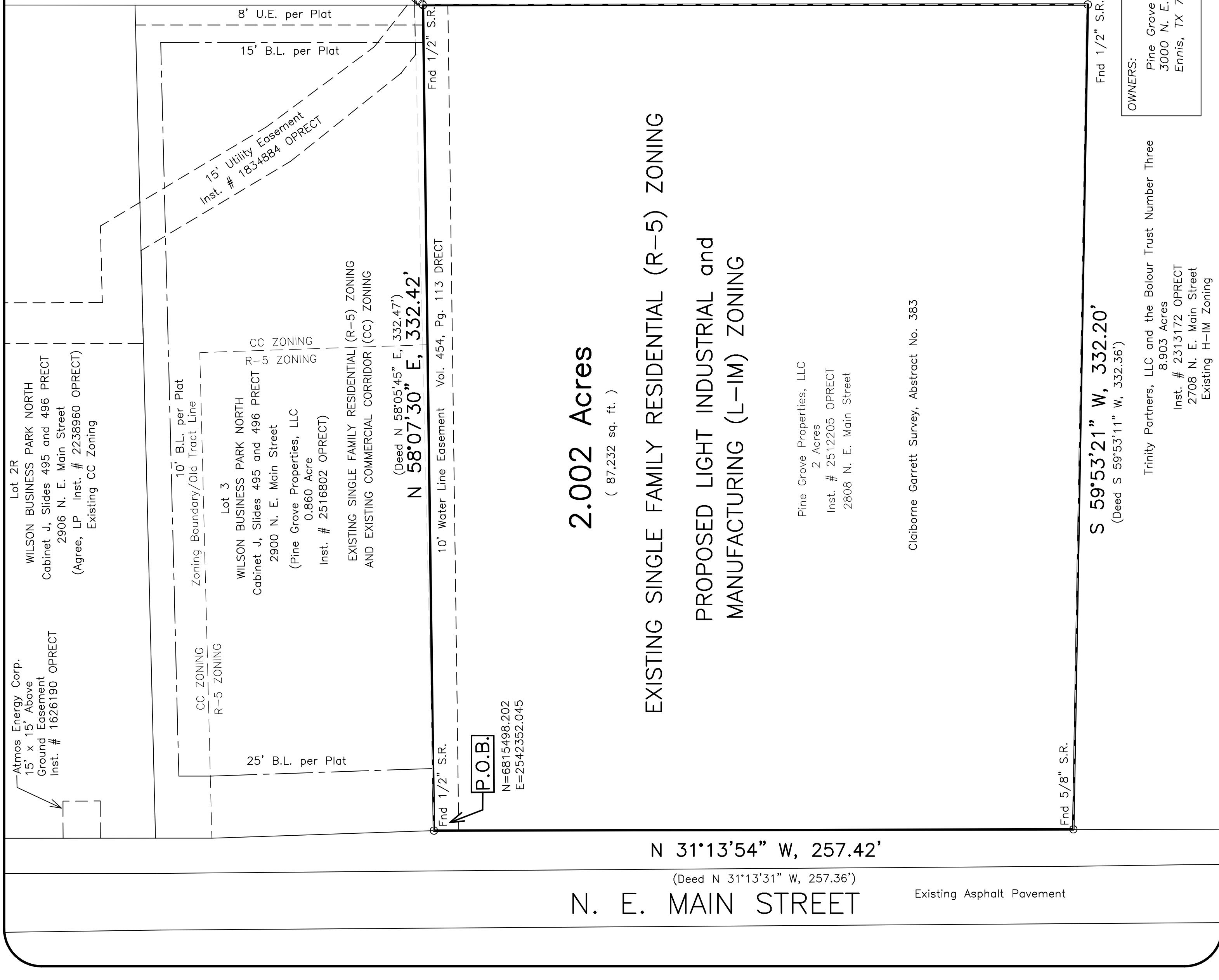


Proposed Zoning



Current Zoning





FIELD NOTES FOR PINE GROVE PROPERTIES, LLC, ZONING  
2.002 Acres  
Existing Single Family Residential (R-5) Zoning  
Proposed Light Industrial and Manufacturing (L-IM) Zoning  
Job Number 225-0131

BEING a part of the Claiborne Garrett Survey, Abstract No. 383, City of Ennis, Ellis County, Texas, and being the 2 acre tract of land as described in deed from Todd Dean Wulber to Pine Grove Properties, LLC by deed as recorded in Cabinet J, Slides 495 and 496 of the Plat Records of Ellis County, Texas (PRECT), said Lot 3 as conveyed to Pine Grove Properties, LLC by deed, recorded in Instrument Number 2516802 OPRECT, a 1/8 inch steel rod found, having surface coordinate values of North (Y) = 6815498.20 feet and East (X) = 2542352.04 feet, 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;

BEGINNING at a point on the northeast right of way line of Northeast Main Street, at the northwest corner of said 2 acre tract and the southwest corner of Lot 3, Wilson Park North, an addition to the City of Ennis, Ellis County, Texas, according to the plat thereof as recorded in Cabinet J, Slides 495 and 496 of the Plat Records of Ellis County, Texas (PRECT), said Lot 3 as conveyed to Pine Grove Properties, LLC by deed, recorded in Instrument Number 2516802 OPRECT, a 1/8 inch steel rod found, having surface coordinate values of North (Y) = 6815498.20 feet and East (X) = 2542352.04 feet, 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°07'30" E, with the northwest line of said 2 acre tract and the southeast line of said Lot 3, Wilson Park North, 332.42 feet (Deed N 58°05'45" E, 332.47 feet) to the north corner of said 2 acre tract, the east corner of said Lot 3, Wilson Park North, the northwestern corner of the 8.903 acre tract described in deed from LanCarte, NE Main LP to Trinity Partners, LLC and Bolour Trust Number Three, recorded in Instrument Number 2313172 OPRECT, and 3.38 feet, S 31°06'25" E from the southwest corner of Lot 1, Ennis Paint Addition North an addition to the City of Ennis, Ellis County, Texas, according to the plat thereof as recorded in Cabinet G, Slide 346, PRECT, a 1/8 inch steel rod found;

THENCE S 31°10'24" E, with the northeast line of said 2 acre tract and the southwest line of said 8.903 acre tract, 267.65 feet (Deed S 31°11'36" E, 267.72 feet) to the southeast corner of said 2 acre tract and the interior corner of said 8.903 acre tract, a 1/8 inch steel rod found;

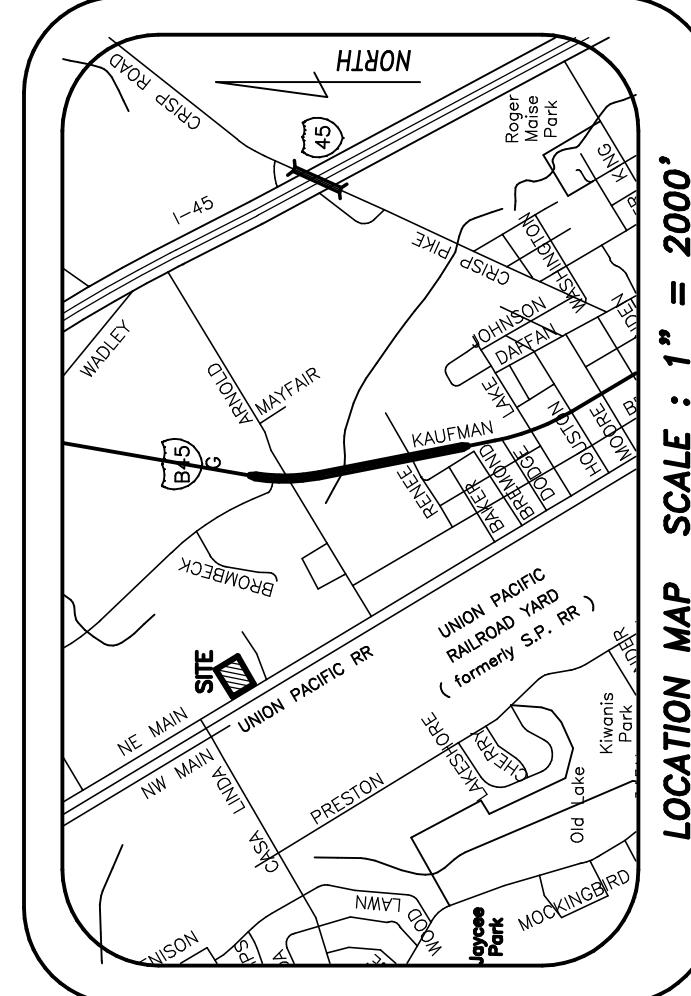
THENCE N 59°53'21" W, with the southeast line of said 2 acre tract and the southerly northwest line of said 8.903 acre tract, 332.20 feet (Deed S 59°53'11" W, 332.36 feet) to the southwest corner of said 2 acre tract and same for this tract and being the southerly northwest corner of said 8.903 acre tract and said Northeast Main Street right of way line, a 5/8 inch steel rod found;

Bearings hereon are based on the Texas Coordinate System of 1983, Texas North Central Zone per GPS observations.

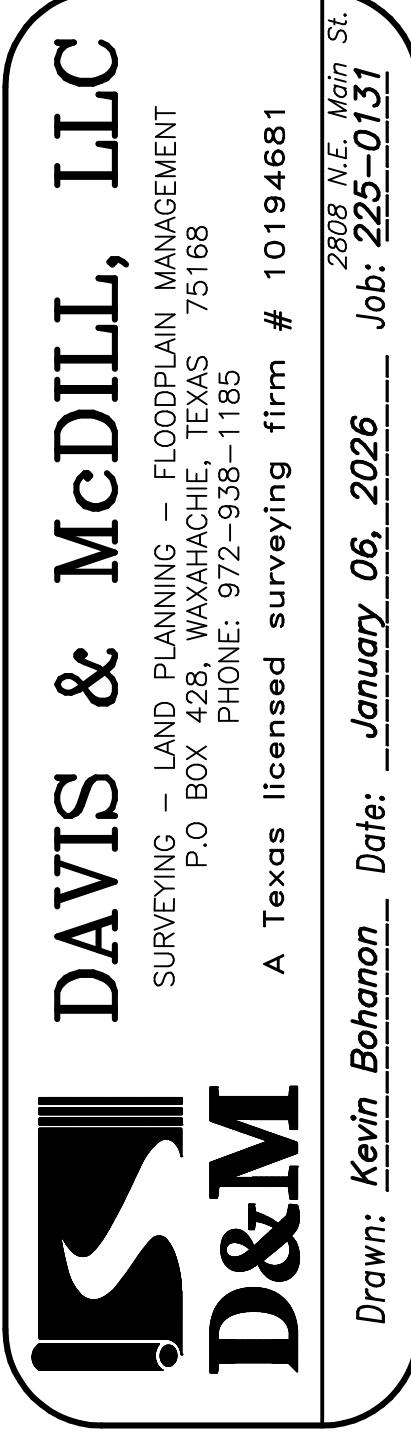
I declare that the field notes hereon and the attached plat are the representation of an actual and accurate survey made on the ground December 2025 and that corner monuments were found or set under my personal supervision. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II (2) Survey.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

Stuart G. Hamilton  
RPLS Number 4480

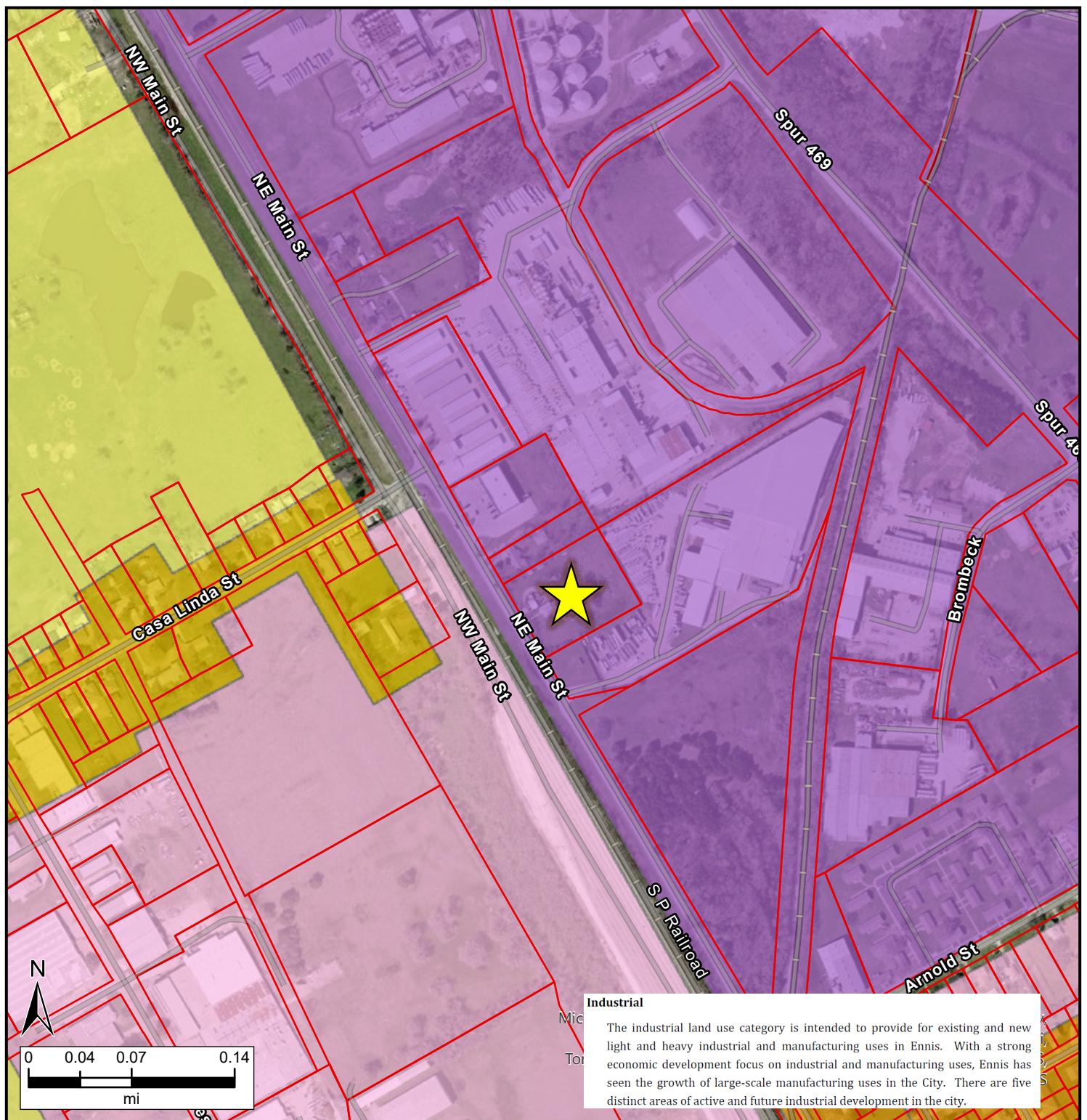


**ZONING PLAT**  
**2.002 Acres**  
**EXISTING SINGLE FAMILY RESIDENTIAL (R-5) ZONING**  
**PROPOSED LIGHT INDUSTRIAL and**  
**MANUFACTURING (L-IM) ZONING**  
**Claiborne Garrett Survey, Abst. 383**  
**City of Ennis, Ellis County, Texas**  
( also known as 2808 N. E. Main Street )



OWNERS:  
Pine Grove Properties, LLC  
3000 N. E. Main Street  
Ennis, TX 75119

# Future Land Use Plan



## 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	 <b>ENNIS</b> <small>TEXAS</small>	

*The bluebonnet spirit of Texas*

The subject properties are currently surrounded by existing **H-IM (Heavy Industrial and Manufacturing)** uses, with **commercial zoning to the north**, including a Dollar General. The site is bounded by a **public street and a railway line to the west**, providing appropriate buffers and access for industrial activity.

We believe the requested zoning change to **L-IM (Light Industrial and Manufacturing)** is both reasonable and appropriate, given the current zoning context and the city's long-range land use expectations, which identify this area for continued **industrial development**.

The proposed zoning designation, L-IM, aligns with the surrounding character and enables **uses such as self-storage or mini-warehouse**, which are permitted within this classification. These uses are consistent with the city's development vision for the corridor and will create a productive transition between heavier industrial and adjacent commercial areas.

It is also important to note that **all existing residential uses on the site will be removed**, eliminating any potential land use conflicts and further supporting the appropriateness of the L-IM designation.

**Record No: ZAXA-25-****17**

Zoning Change Application

Status: Active

Submitted On: 10/7/2025

**Primary Location**2808 NE MAIN ST  
ENNIS, TX 75119**Applicant** Kevin Bohanon**Owner**

PINE GROVE PROPERTIES LLC

**Application Information****Applicant Name\***

Matt Zmolik

**Type of Application\***

Zoning

**Subdivision Name**

Wilson Business Park North

**Property Type**

Residential

**No. of Lots\***

1

**Acreage\***

2.002

**Current Use\***

Residential

**Proposed Use\***

Storage Facility

**Current Zoning\***

R-5

**Proposed Zoning\***

L-IM - Light Industrial and Manufacturing

**Water/Sewer Service \* **

City of Ennis

**Are you using an Agent/Representative?\***

No

**Reason for Request\***

Existing two single family residences are being removed and the property re-developed into a proposed storage facility. Surrounding properties are H-IM zoning and CC zoning.

Will you be using a Temporary Concrete Batch Plant?  Will you be requesting a Public Improvement District (PID)?\*  
(Requires a Specific Use Permit)\*

No

No

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**Owner Information**

**Owner Name**

Pine Grove Properties, LLC

**Owner Street Address**

**Owner City, State Zip**

**Owner Telephone** 

**Owner Email** 

---

**Signature**

**Applicant Signature\***

 Matt Zmolik  
Oct 7, 2025

 **Planning and Zoning Hearing Date**

01/12/2026

 **City Commission Hearing Date**

02/17/2026



**ENNIS**  
TEXAS

*The bluebonnet spirit of Texas*

## ZONING APPLICATION REVIEW

CASE NUMBER: ZAXA-25-17

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 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?**

- 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:**

REVIEWED BY: *Erica Stubbs*



(6) Letters Sent  
★ (2) Approvals  
★ (0) Protests

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

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-25-17

PID No. 274771

City of Ennis  
Inspection Services  
Received  
JAN 06 2026

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, January 12, 2026 at 6:00 PM and the City Commission on Tuesday, February 17, 2026 at 6:00PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

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

Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Single-Family Residential 5 (R-5) to Light Industrial and Manufacturing (L-IM) for an approximately 2.002-acre tract of land situated in the Claiborne Garrett Survey, Abstract No. 383, City of Ennis, Ellis County, Texas. 2808 NE Main Street. Ellis CAD ID 183936.  
P&Z Case No.: ZAXA-25-17  
Owner: Pine Grove Properties LLC  
Applicant: Matt Zmolik

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on January 7, 2026.

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

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

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

COMMENTS (attach additional sheets if necessary):

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

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

OR

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

PINE GROVE PROPERTIES LLC  
3000 NE MAIN ST  
ENNIS TX 75119

CITY OF ENNIS, TEXAS  
PLANNING, DEVELOPMENT AND INSPECTION SERVICES DEPARTMENT  
COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-25-17

City of Ennis  
Inspection Services  
Received

PID No. 183936

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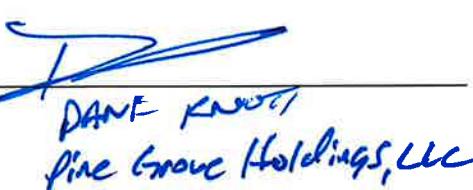
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OR

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