



ENNIS
TEXAS

The bluebonnet spirit of Texas

PLANNING AND ZONING COMMISSION

JANUARY 12, 2026



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 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:

Jorge Barake, City Planner

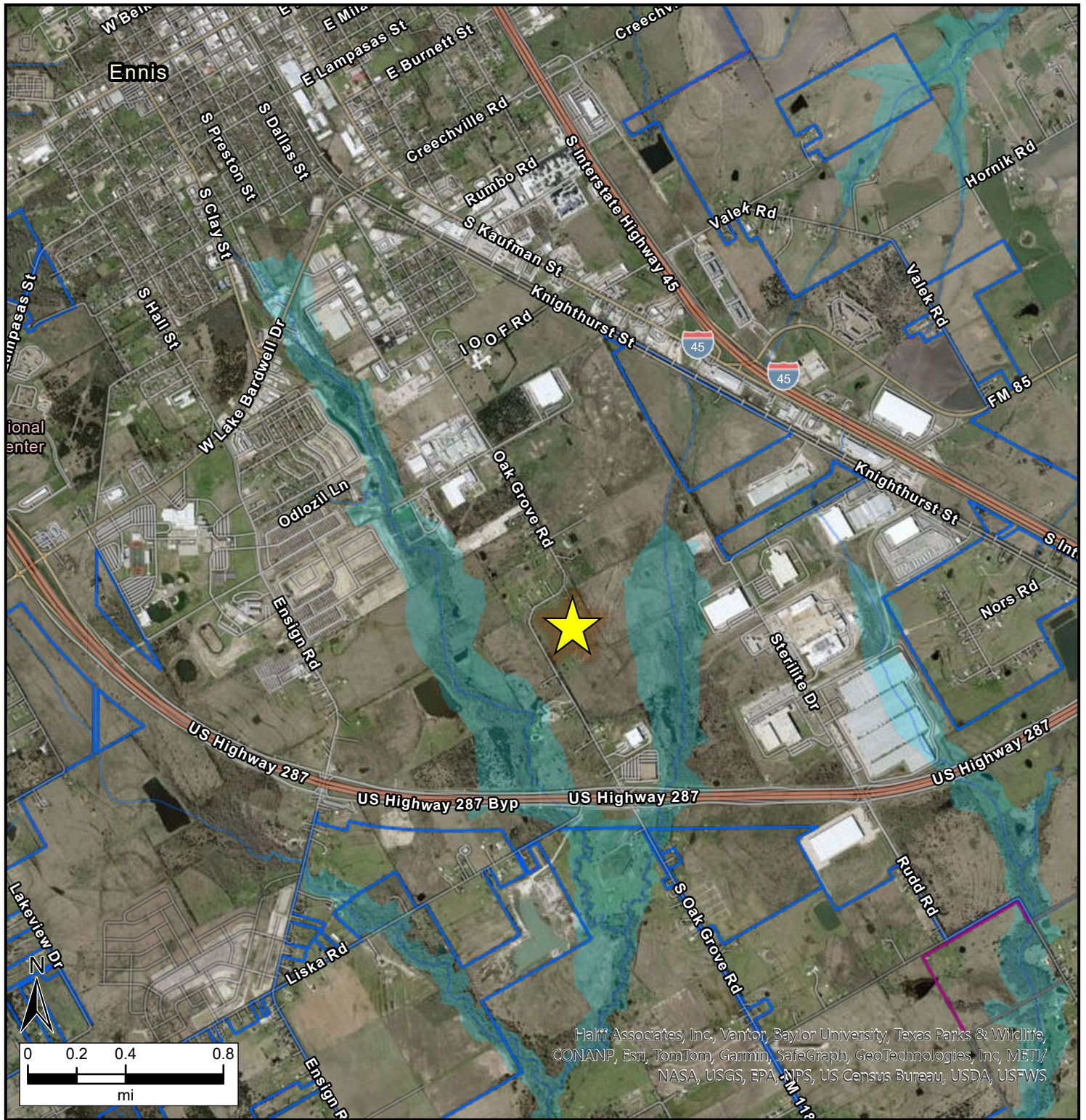
APPROVED:

Ian Coleman, Chairperson

Erica Stubbs, Senior Planner



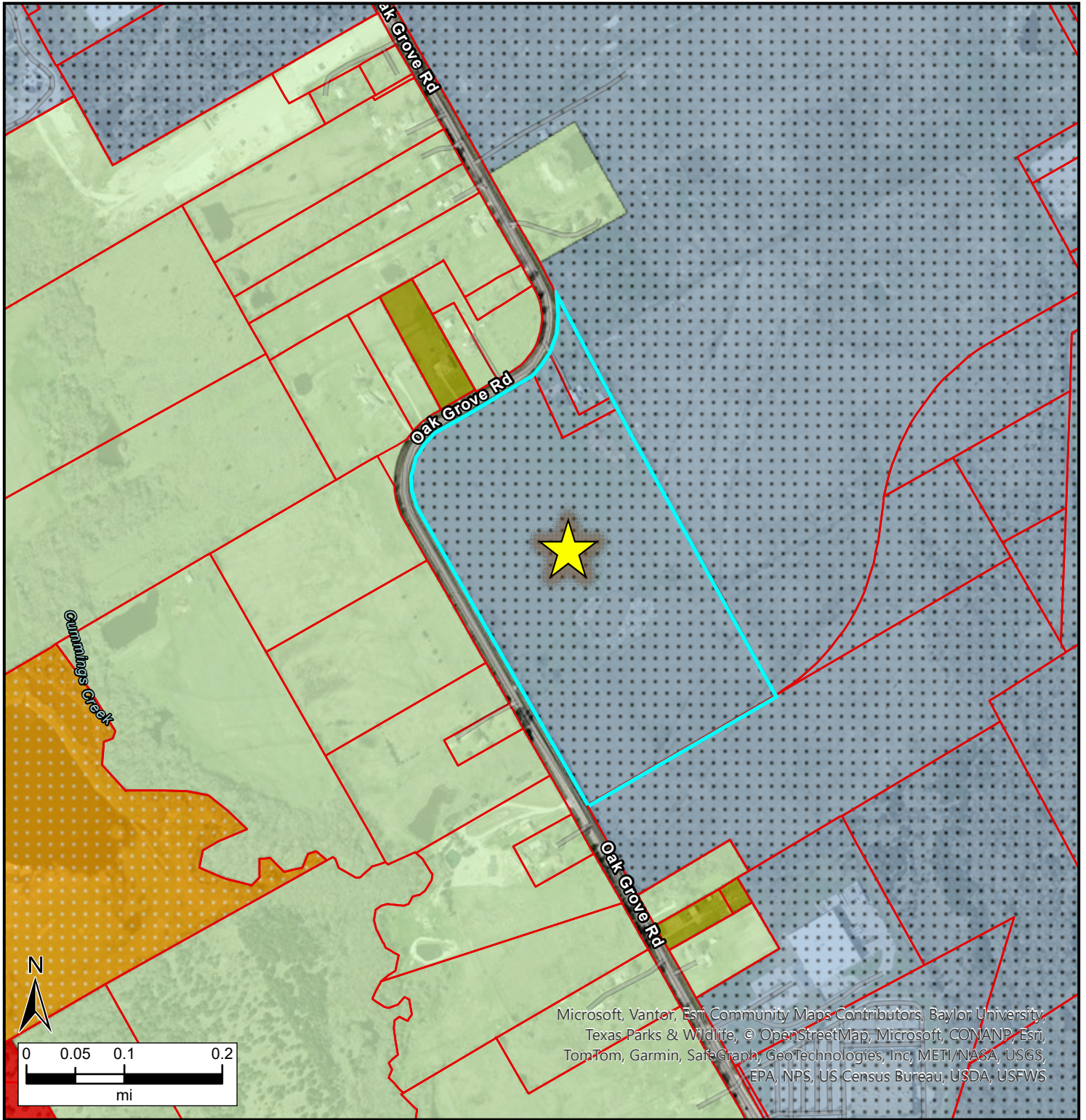
Vicinity Map



Legend

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

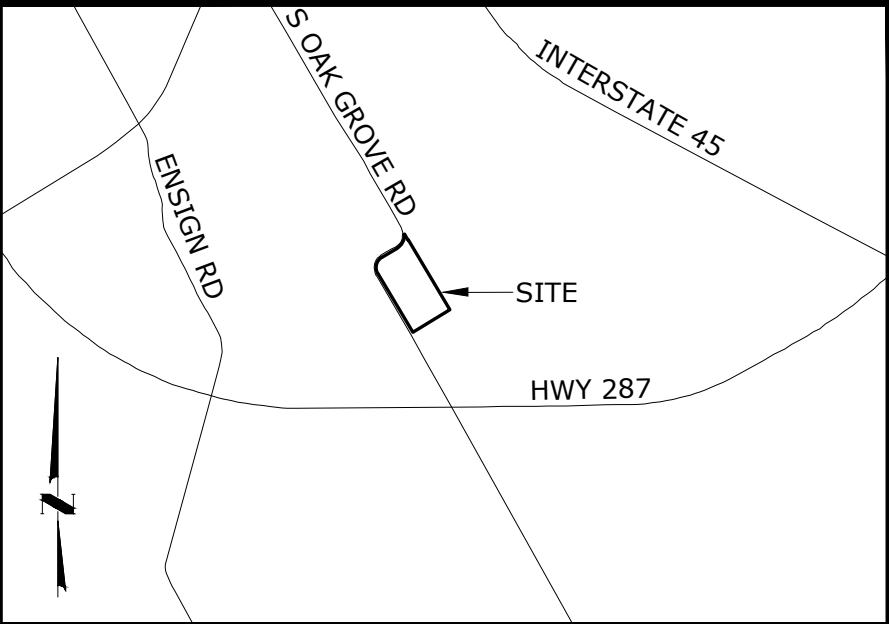
Zoning Map



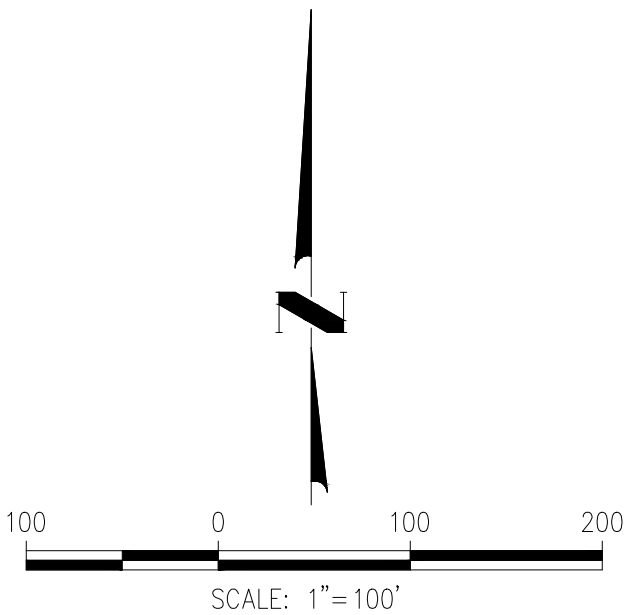
Legend

Parcels	NC-D Neighborhood Duplex	H-IM Heavy Industrial and Manufacturing
A Agricultural	D Duplex	DT Downtown Core
RE Residential Estate	TH Townhome	DT-T1 Downtown Transition 1
R-10 Single Family Residential 10	MF-1 Multi-Family 1	DT-T2 Downtown Transition 2
R-5 Single Family Residential 5	MF-2 Multi-Family 2	DT-A1 Downtown Approach 1
R-5-Z Single Family Residential 5 Zero Lot Line	MH Manufactured Home	DT-A2 Downtown Approach 2
R-5-PD #5 Single Family Residential 5 Planned Development	C Neighborhood Commercial	IC Institutional and Civic
R-5-PD #7	CC-PD Corridor Commercial Planned Development	PP Public and Parks
NC Neighborhood Conservation	BP 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





Vicinity Map
(Not to scale)



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'

LEGEND:	
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

LAND USE TABLE	
LOTS	1
LOTS ACREAGE	42.728 AC.
RIGHT OF WAY DEDICATION	0 AC.
NET ACREAGE	42.728 AC.
TOTAL ACREAGE	42.728 AC.

JONES HAVEN SURVEY
ABSTRACT NUMBER 498

TRACT 1
INSTRUMENT NO. 2427474
O.P.R.E.C.T.

LOT 1
BLOCK 1
1,861,225 SQ. FT.
42.728 ACRES

ENNIS COMMERCE PARK, LLC
CALLED 236.674 ACRES
INST. NO. 2102144
O.P.R.E.C.T.

PORTION OF TRACT 2
INSTRUMENT NO. 2427474
O.P.R.E.C.T.

PROPOSED DETENTION
POND EASEMENT
BY THIS PLAT

ENNIS ECONOMIC DEVELOPMENT CORPORATION
CALLED 28.3318 ACRES
VOL. 1646, PG. 193
O.P.R.E.C.T.

PIERCE-MURRAY
LAND SOLUTIONS
Engineering & Surveying
800 TALLYHO CIRCLE
TYLER, TEXAS 75703
(817) 239-5646
(903) 539-2256
TBPLS FIRM REGISTRATION NO. 10194437

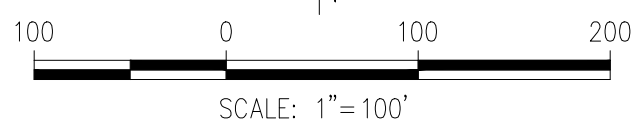
OWNER:
CONAX PROPERTIES, LLC
310 QUADRAL DR.
WADSWORTH, OH 44281-9571

SURVEYOR:
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

FINAL PLAT
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



Vicinity Map
(Not to scale)

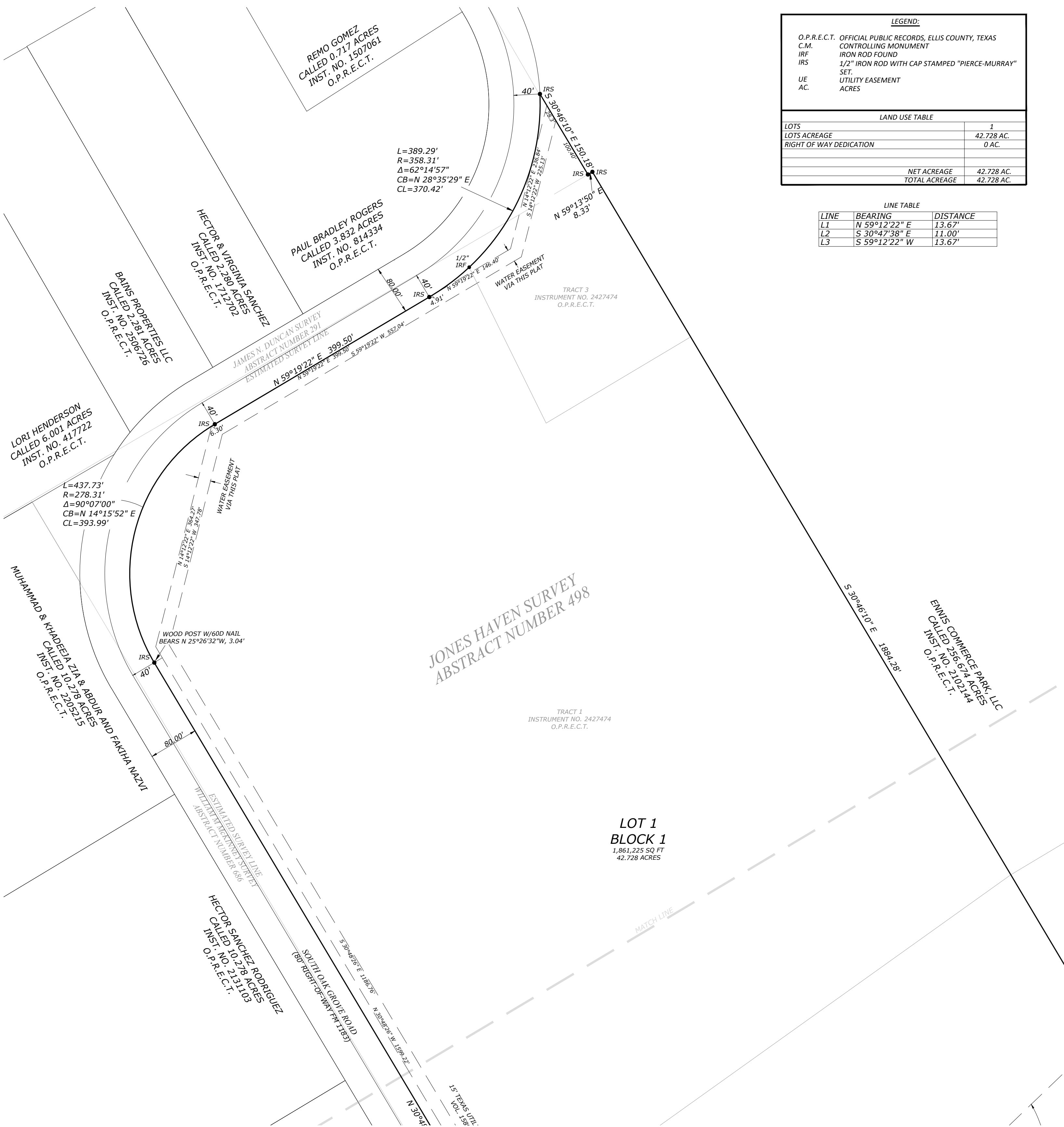
NOTES

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.

LEGEND:

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

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'



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

SURVEYOR:
PIERCE-MURRAY LAND SOLUTIONS LLC
800 TALLYHO CIR, TYLER, TX 75703
903-539-2256

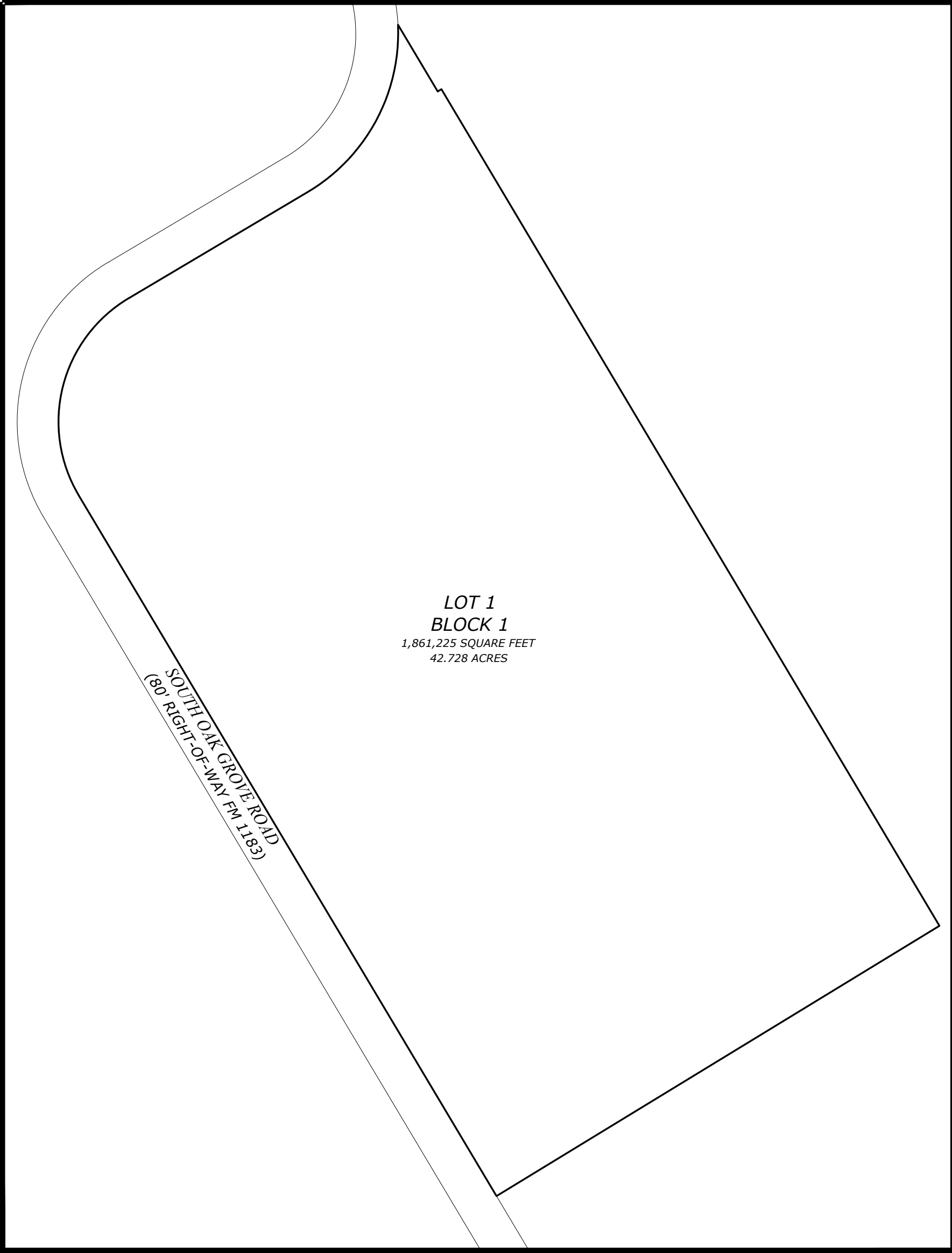
ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
201 MAIN STREET, STE 901 FORT WORTH, TX 76102
817-870-3668

FINAL PLAT
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

SHEET 2 OF 3

OVERALL LOT LAYOUT



STATE OF TEXAS §
COUNTY OF ELLIS §

OWNER'S CERTIFICATION

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:

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 of the City of Ennis, Texas.

WITNESS my hand at Ennis, Texas, this ____ day of _____, 2025.

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

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

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: _____

FINAL PLAT
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

CARROLL DANIEL
CONSTRUCTION
330 MAIN STREET SW
GAINESVILLE, GEORGIA 30601
770-536-3241

PROJECT COTTON SWAB

NOT FOR CONSTRUCTION

PAPER-DAWSON
201 MAIN ST., STE. 901 FT. WORTH, TX 76102 | 817.870.3888
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002260

OVERALL SITE PLAN

MANUFACTURING & WAREHOUSE FACILITY

ENNIS, TEXAS

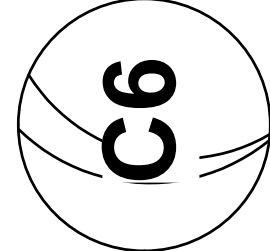
[illegible]

DRAWN BY:	Author
CHECKED BY:	Checker

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL AND SHALL NOT BE REPRODUCED, PUBLISHED, OR USED IN ANYWAY WITHOUT THE PERMISSION OF THE DESIGN PROFESSIONAL.

2024, CARROLL DANIEL CONSTRUCTION CO.

PROJECT #: 24-826
11/24/2025

[illegible]



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

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

Will you be using a Temporary Concrete Batch Plant?



(Requires a Specific Use Permit)*

No

Owner Information

Owner Name

Conax Properties, LLC

Owner Street Address

Owner City, State Zip

Owner Telephone*

Owner Email*

Surveyor/Engineer Information

Firm Name*

Pape-Dawson

Surveyor/Engineer Name*

Davis Dickerson

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



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

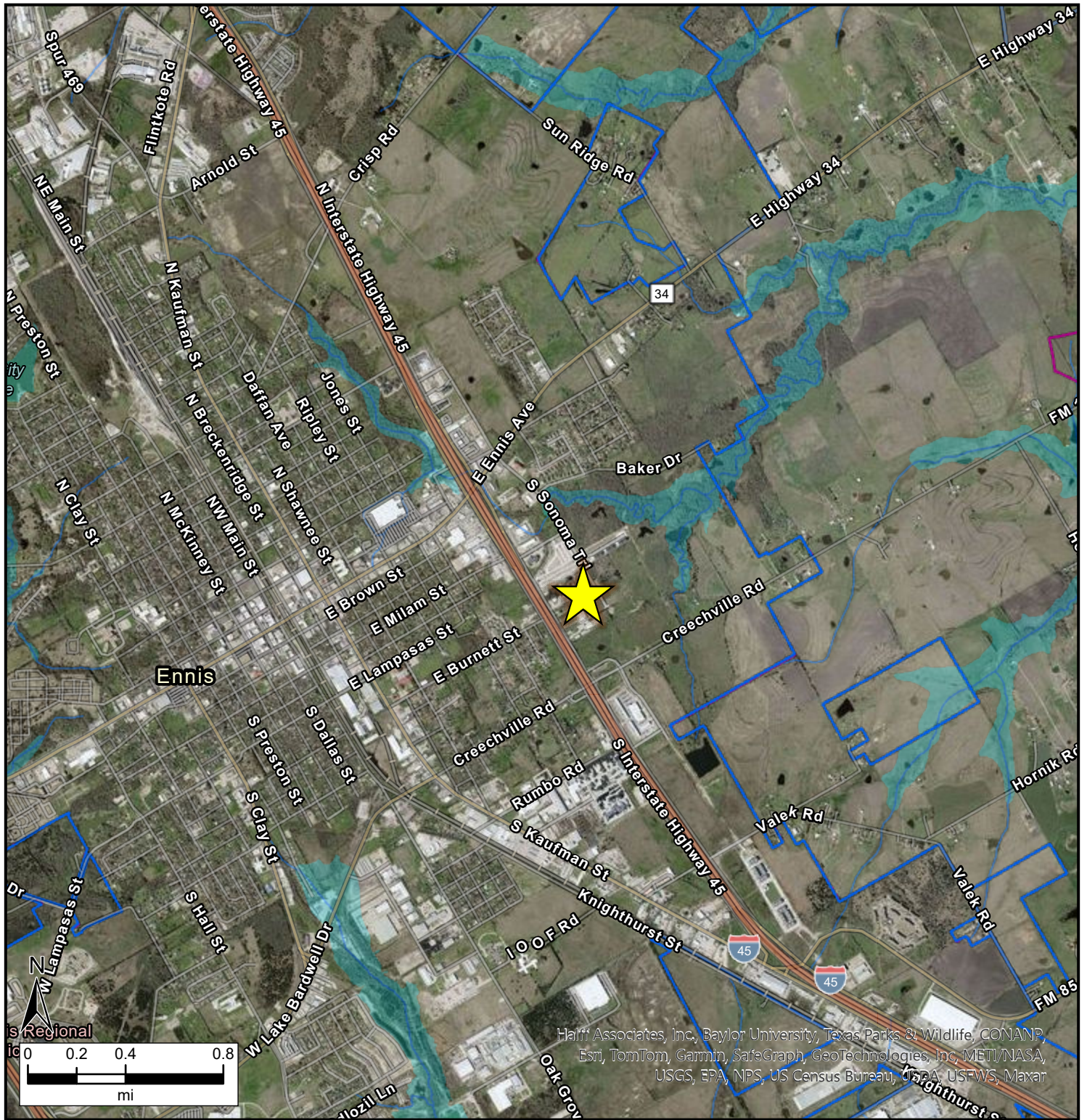
HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT MITIGATED BY SOME MEANS?

- | | | | |
|----------------------|-----------------------------------------|-----------------------------|--------------------------------------|
| • Water System: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> IN PROGRESS |
| • Wastewater System: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> IN PROGRESS |
| • School District: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> IN PROGRESS |
| • Parks: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> IN PROGRESS |











STAFF NOTES:

REVIEWED BY: Erica Stubbs

Vicinity Map

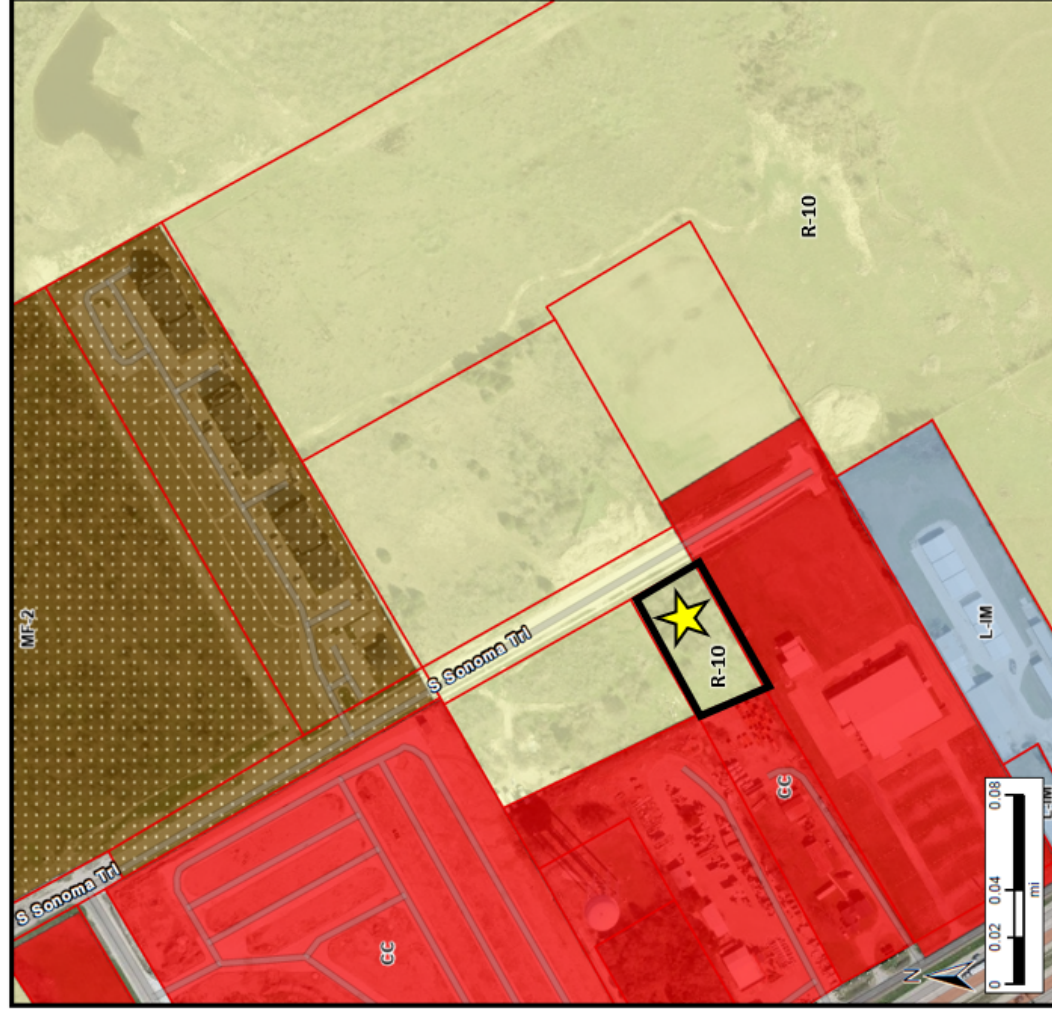


Legend

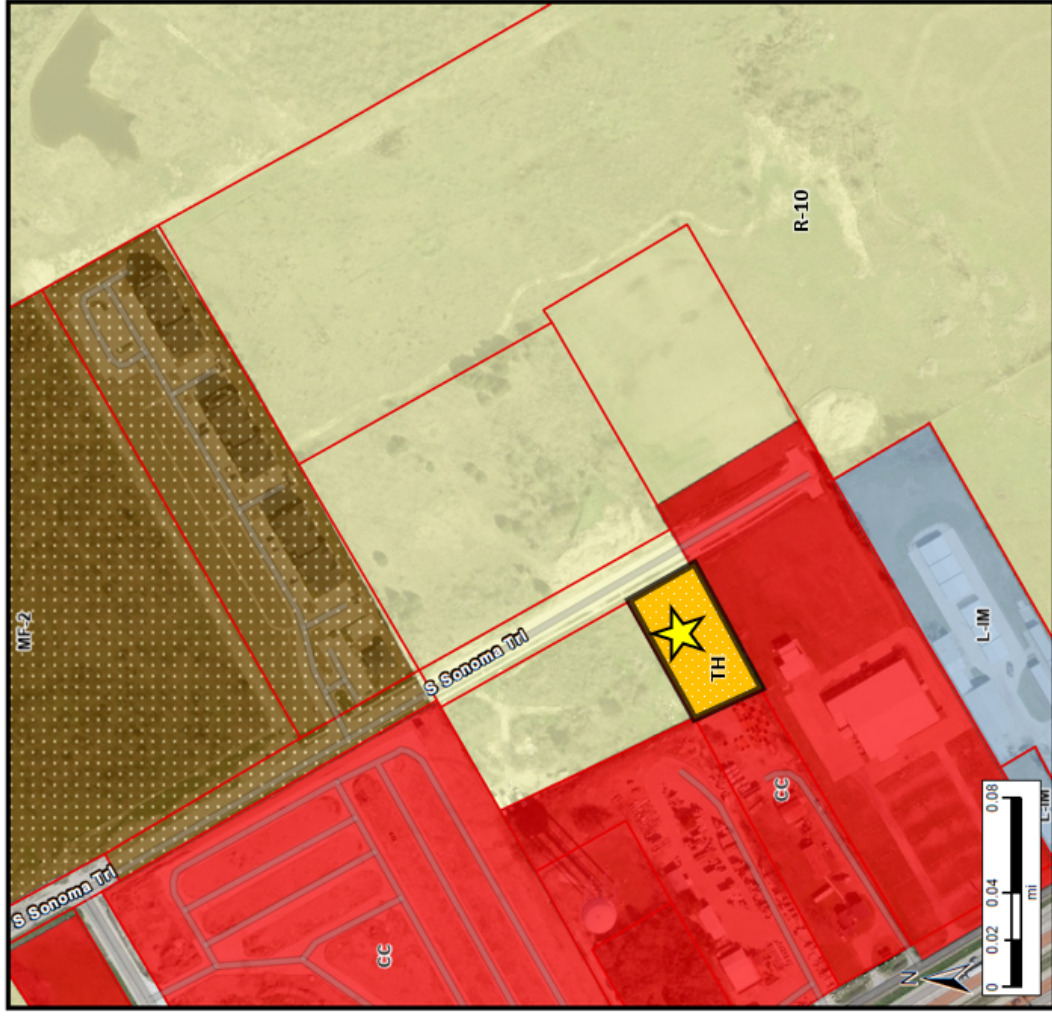
- | | |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  Ennis ETJ |  0.2% Annual Chance Flood Hazard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

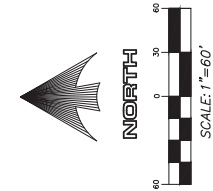


Current Zoning



Proposed Zoning





LEGAL DESCRIPTION

TRACT 1

BEING on 244,680 square feet (5.617 acres) tract of land situated in the James Jackson Survey, Abstract Number 578, in the City of Ennis, Ellis County Texas and being all of a called 5.616 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Thomas DeLeon recorded in Instrument Number 2322648 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "38" found in the northeast line of South Sonoma Trail, on 80 foot wide Right of Way as described in the deeds to the City of Ennis recorded in Instrument Number 1921131 and Instrument Number 1923448, O.P.R.E.C.T., for the east corner of said 5.616 acre tract and the north corner of a called 5.982 acre tract of land described as Tract 1 in the deed to Sol & Luna Entertainment, LLC recorded in Instrument Number 2044164, O.P.R.E.C.T.;

THENCE North 30 degrees 33 minutes 59 seconds West, along the southwest line of said 5.616 acre tract and the northeast line of said South Sonoma Trail, a distance of 542.07 feet to a 1/2 inch iron rod with cap stamped "38" found in the northeast line of said South Sonoma Trail, Texas according to the plat thereof recorded in Cabinet L, Slide 186 of the Plat Records of Ellis County, Texas according to the plat thereof recorded in Cabinet L, Slide 186 of the Plat Records of Ellis County, Texas (P.R.E.C.T.) for the west corner of said 5.616 acre tract;

THENCE North 58 degrees 59 minutes 57 seconds East, along the common line of said 5.616 acre tract and said Lot 1, Block A, a distance of 450.83 feet to a 1/2 inch iron rod with cap stamped "38" found for the north corner of said 5.616 acre tract and the west corner of a called 46.588 acre tract of land described as Tract 2 in the deed to James R. and Bobbie Jean Jones, Co-Trustees of the Jones Living Trust recorded in Volume 1932, Page 1631 of the Deed Records of Ellis County, Texas (D.R.E.C.T.);

THENCE South 30 degrees 23 minutes 01 second East, along the common line of said 5.616 acre tract and said 46.588 acre tract, a distance of 545.00 feet to a 1/2 inch iron rod with cap stamped "38" found in the northwest line of a the aforementioned 3.442 acre tract for the east corner of said 5.616 acre tract and on an ell corner of said 46.588 acre tract;

THENCE South 59 degrees 10 minutes 52 seconds West, along the common line of said 5.616 acre tract and said 3.442 acre tract, a distance of 449.07 feet to the POINT OF BEGINNING and containing 244,680 square feet or 5.617 acres of land, more or less.

TRACT 2

BEING on 36,810 square feet (0.845 acres) tract of land situated in the James Jackson Survey, Abstract Number 578, in the City of Ennis, Ellis County Texas and being all of a called 0.845 acre tract of land described in the Warranty Deed with Vendor's Lien to Tomas DeLeon recorded in Instrument Number 2322648 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "38" found in the southwest line of South Sonoma Trail, on 80 foot wide Right of Way as described in the deeds to the City of Ennis recorded in Instrument Number 1921131 and Instrument Number 1923448, O.P.R.E.C.T., for the east corner of said 0.845 acre tract and the north corner of a called 5.982 acre tract of land described as Tract 1 in the deed to Sol & Luna Entertainment, LLC recorded in Instrument Number 2044164, O.P.R.E.C.T.;

THENCE South 59 degrees 10 minutes 52 seconds West, along the common line of said 0.845 acre tract and said 5.982 acre tract, a distance of 268.06 feet to a 1/2 inch iron rod with cap stamped "38" found for the south corner of said 0.845 acre tract and the east corner of a called 1.833 acre tract of land described in the deed to Tomas DeLeon recorded in Instrument Number 2246655, O.P.R.E.C.T.;

THENCE North 27 degrees 32 minutes 12 seconds West, along the common line of said 0.845 and said 1.833 acre tract, a distance of 138.73 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958 set" found in the northwest line of said South Sonoma Trail, on 80 foot wide Right of Way as described in the deed to a called 3.132 acre tract of land described in the deed to DL Calander Properties LLC recorded in Instrument Number 2317778, O.P.R.E.C.T., and the south corner of a called 2.308 acre tract of land described in the deed to DL Calander Properties LLC recorded in Instrument Number 2317778, O.P.R.E.C.T.;

THENCE South 58 degrees 51 minutes 49 seconds East, along the common line of said 0.845 acre tract and said 2.308 acre tract, a distance of 260.74 feet to a 1/2 inch iron rod with cap stamped "38" found in the southwest line of said South Sonoma Trail for the north corner of said 0.845 acre tract and the east corner of said 2.308 acre tract;

THENCE South 30 degrees 33 minutes 59 seconds East, along the southwest line of said South Sonoma Trail and the northeast line of said 0.845 acre tract, a distance of 139.96 feet to the POINT OF BEGINNING and containing 36,810 square feet or 0.845 acres of land, more or less.

ABBREVIATION LEGEND

- O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS
- D.R.E.C.T. DEED RECORDS OF ELLIS COUNTY, TEXAS
- P.R.E.C.T. PLAT RECORDS OF ELLIS COUNTY, TEXAS
- INSTR. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- S.D. SUNDAY
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- IRON ROD FOUND
- RF. CONTROLLING MONUMENT
- (C.M.)



David Griffith

GENERAL NOTES:

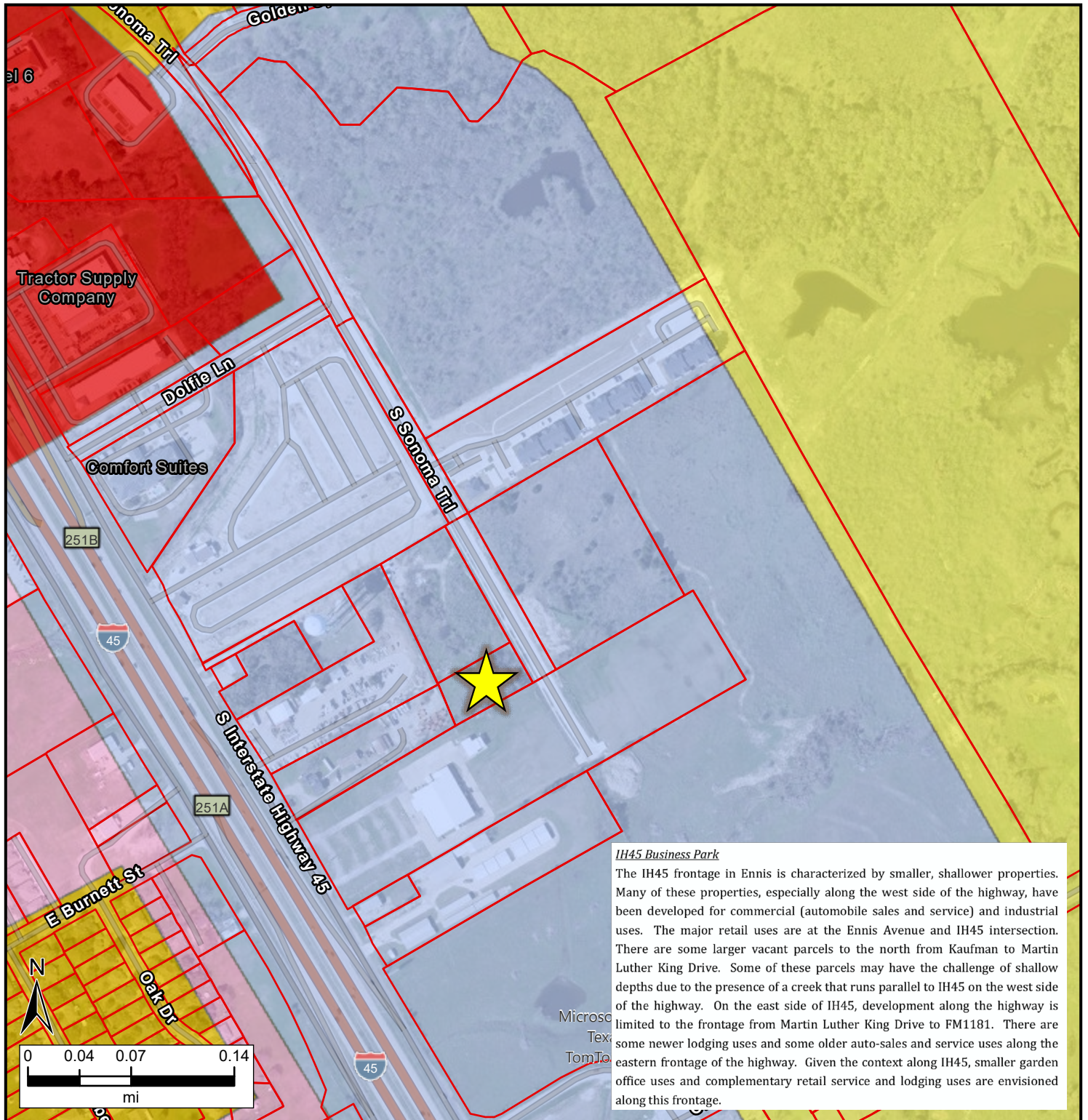
1. Basis of Bearings is the State Plane Coordinate System of 1983, Texas North Central Zone (4202).
2. This property lies within Zone X of the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, Map No. 4815003504, with an effective date of June 3, 2015. Zone X is defined as Areas determined to be outside the 0.2% annual chance floodplain.
3. The property shown herein is the same property as described in the Title Commitment for Title Insurance issued by Fidelity National Title Insurance Company dated effective June 21, 2023, G.F. No. L1-19149-180149230004-ML (0.845 acres) and the same property as described in the Title Commitment for Title Insurance issued by Fidelity National Title Insurance Company dated effective June 1, 2025, G.F. No. 101-25-00021-T (5.616 acre tract). The Schedule B items that affect the subject properties are shown herein.

GRIFFIN LAND SURVEYING

903 W. Ennis Ave., Ste. 1
Ennis, TX 75119
903.600.1072 • www.griffinsurveying.com
TIPELS Firm No. 101948-13

ZONING EXHIBIT		SHEET NO.	
THOMAS DELEON		1	
INSTR. NO. 2322648 & INSTR. NO. 250370, O.P.R.E.C.T.		JOB NUMBER	
JAMES JACKSON SURVEY, ABSTRACT NO. 578		2509271	
ENNIS, TEXAS		NOTES	
DESIGN	DRAWN	SCALE	DATE
D66	D66	1"=40'	NOVEMBER, 2025

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)? 

No

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

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: 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: | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> IN PROGRESS |
| • Wastewater System: | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> IN PROGRESS |
| • School District: | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> IN PROGRESS |
| • Parks: | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> 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

City of Ennis
Inspection Services
Received

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

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 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):

<div data-bbox="305 1098 511 1129" data-label="Text"><p><input checked="" type="checkbox"/> IN FAVOR OF</p></div> <div data-bbox="151 1150 751 1281" data-label="Text"><p>Signature </p></div>	<div data-bbox="997 1098 1347 1129" data-label="Text"><p><input type="checkbox"/> IN PROTEST AGAINST</p></div> <div data-bbox="774 1180 1408 1276" data-label="Text"><p>I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.</p></div> <div data-bbox="828 1327 940 1350" data-label="Text"><p>Print Name _____</p></div> <div data-bbox="828 1423 925 1446" data-label="Text"><p>Signature _____</p></div> <div data-bbox="828 1520 940 1543" data-label="Text"><p>Print Name _____</p></div> <div data-bbox="823 1617 920 1642" data-label="Text"><p>Signature _____</p></div>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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



ITEM NO. IV 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

The subject property is currently zoned Single-Family Residential-10 (R-10). The applicant, Tomas De Leon, is requesting to rezone the property to Multi-Family Residential 2 (MF-2).

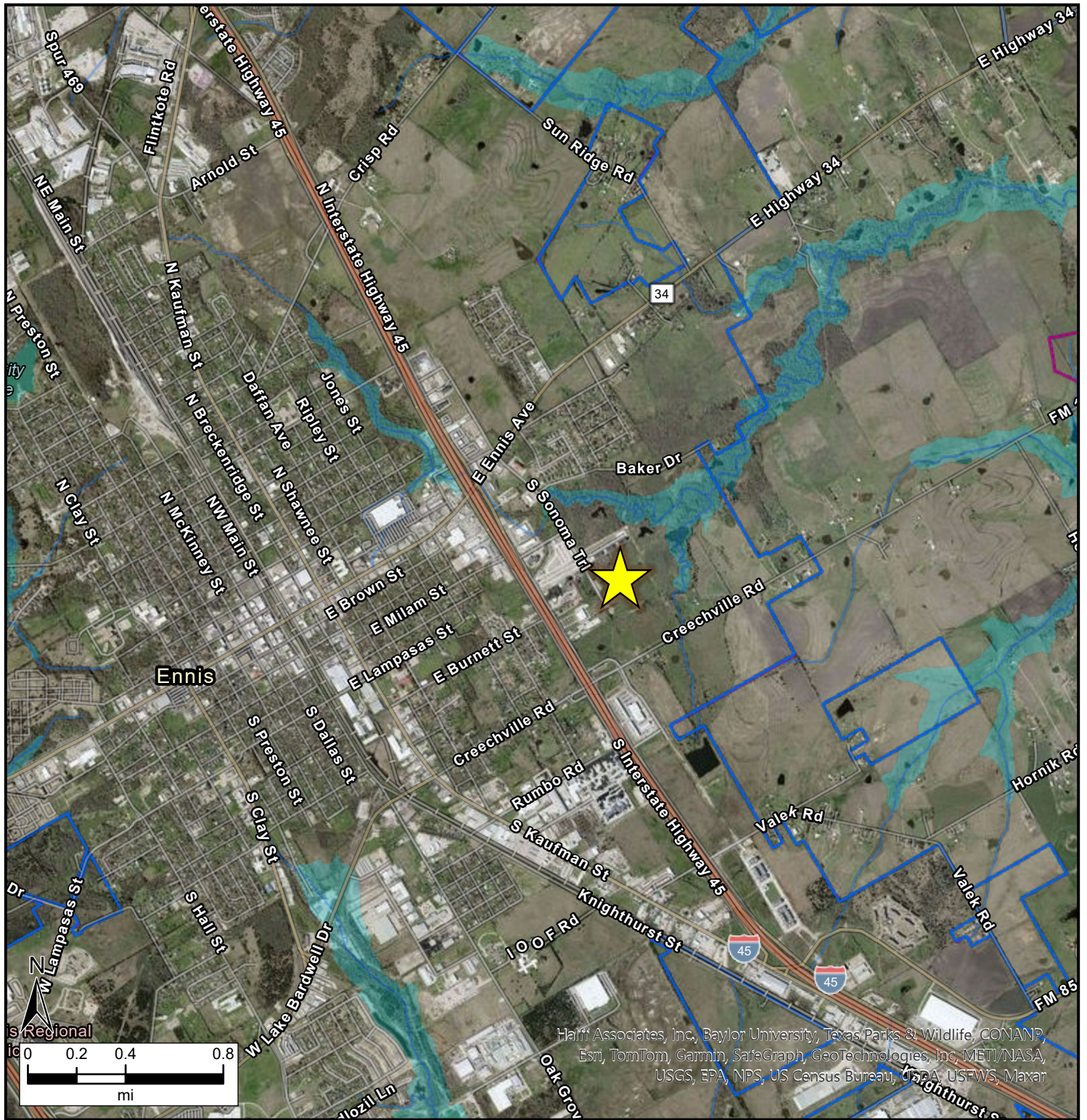
The Future Land Use designates the area as Business Park. Although the requested zoning is not in alignment with the Future Land Use Plan, it is compatible with the surrounding land uses.

I move to approve / deny the request for a ZONING CHANGE as presented

[illegible]











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

Vicinity Map



Haiff Associates, Inc., Baylor University, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, NOAA, USFWS, Maxar

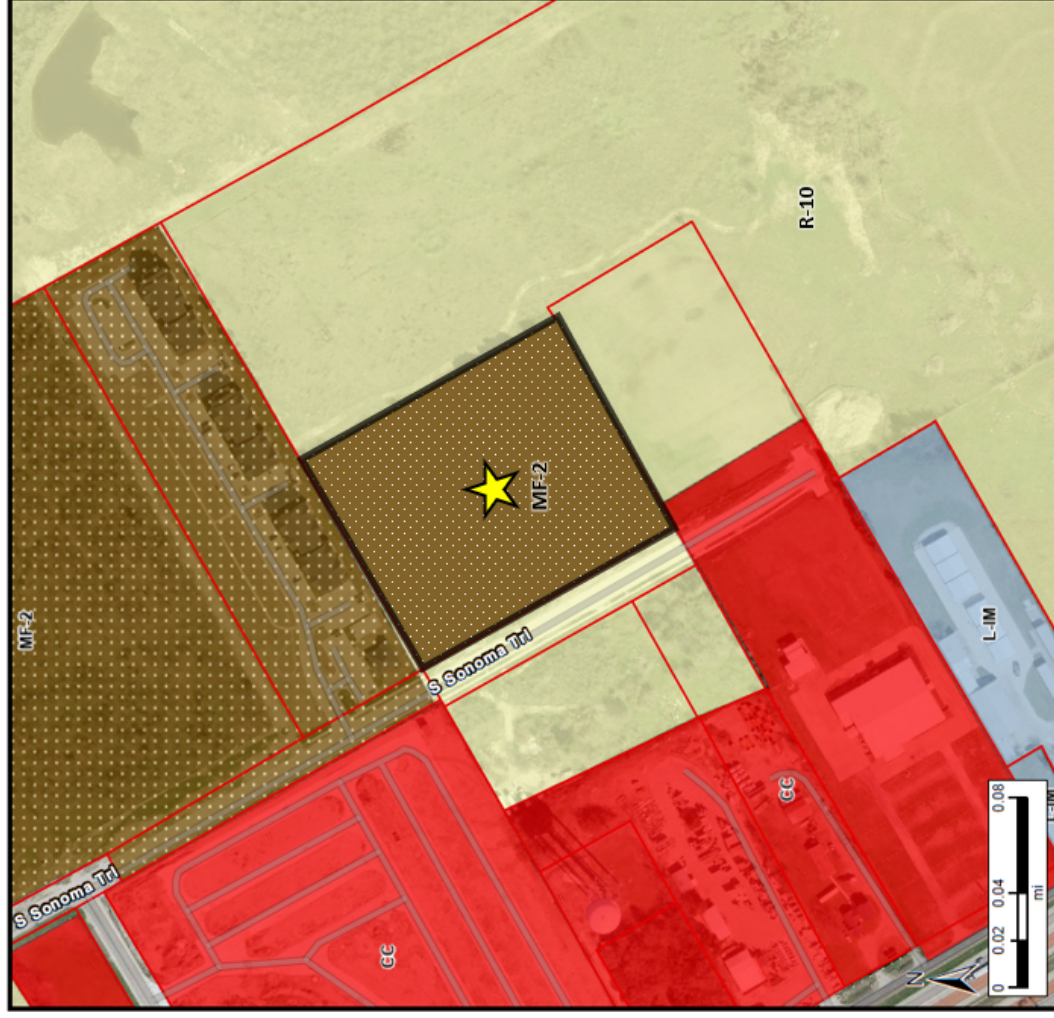
Legend

- | | | | |
|------------------------------------------------------------------------------------|------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------|
|  | 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 |

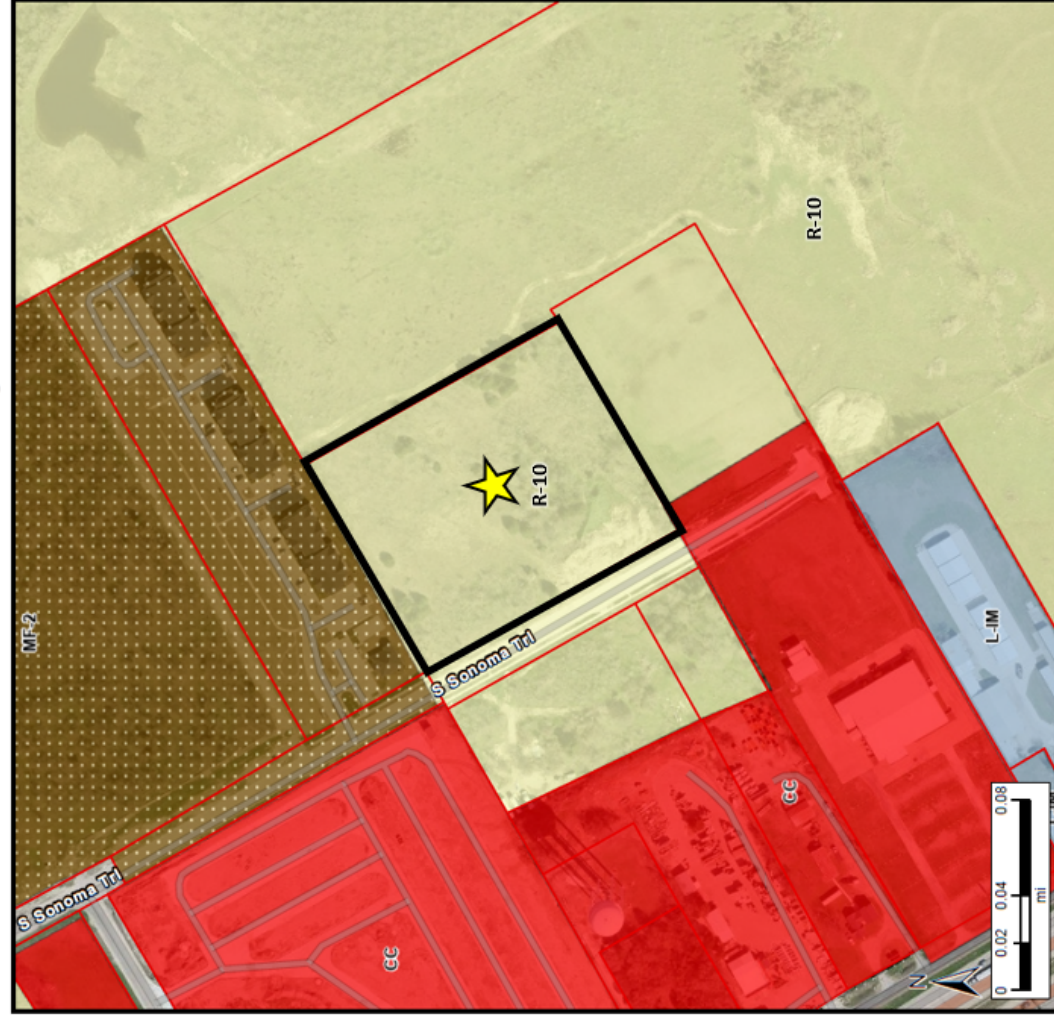




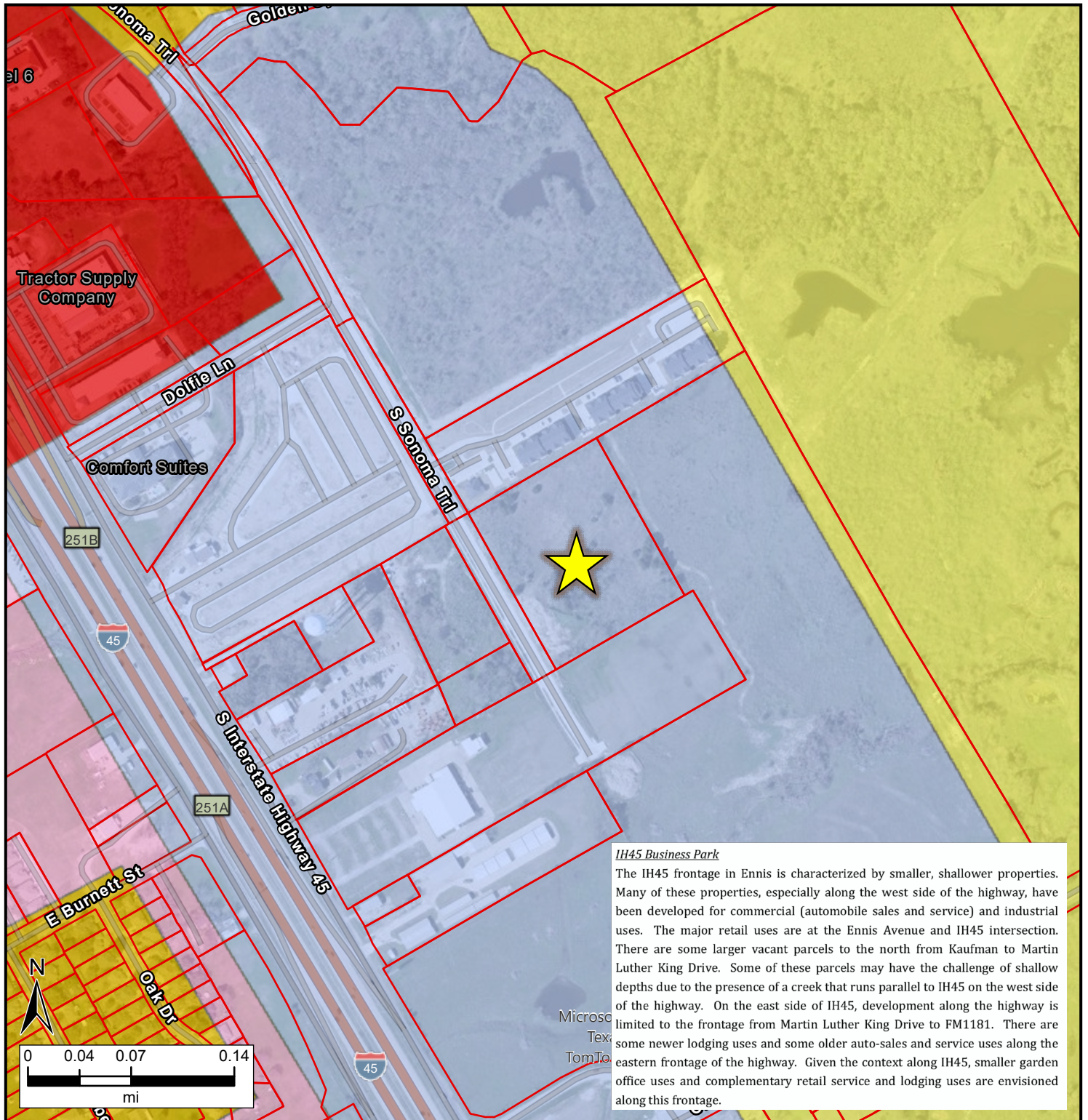
Proposed Zoning



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)*

No



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

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

City of Ennis
Inspection Services
Received

DEC 09 2025

PID No. 303262

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

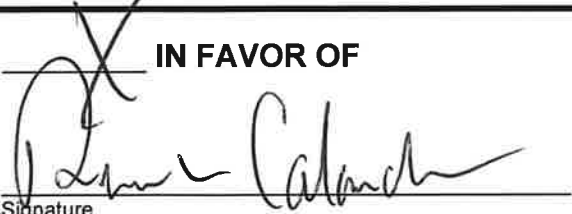
Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on January 7, 2026.**

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):

<div style="text-align: center;">IN FAVOR OF</div> <div style="text-align: center;"> _____ Signature</div>	<div style="text-align: center;">IN PROTEST AGAINST</div> <div style="text-align: center;"><small>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.</small></div> <div style="text-align: center;">_____ Print Name</div> <div style="text-align: center;">_____ Signature</div> <div style="text-align: center;">_____ Print Name</div> <div style="text-align: center;">_____ Signature</div>
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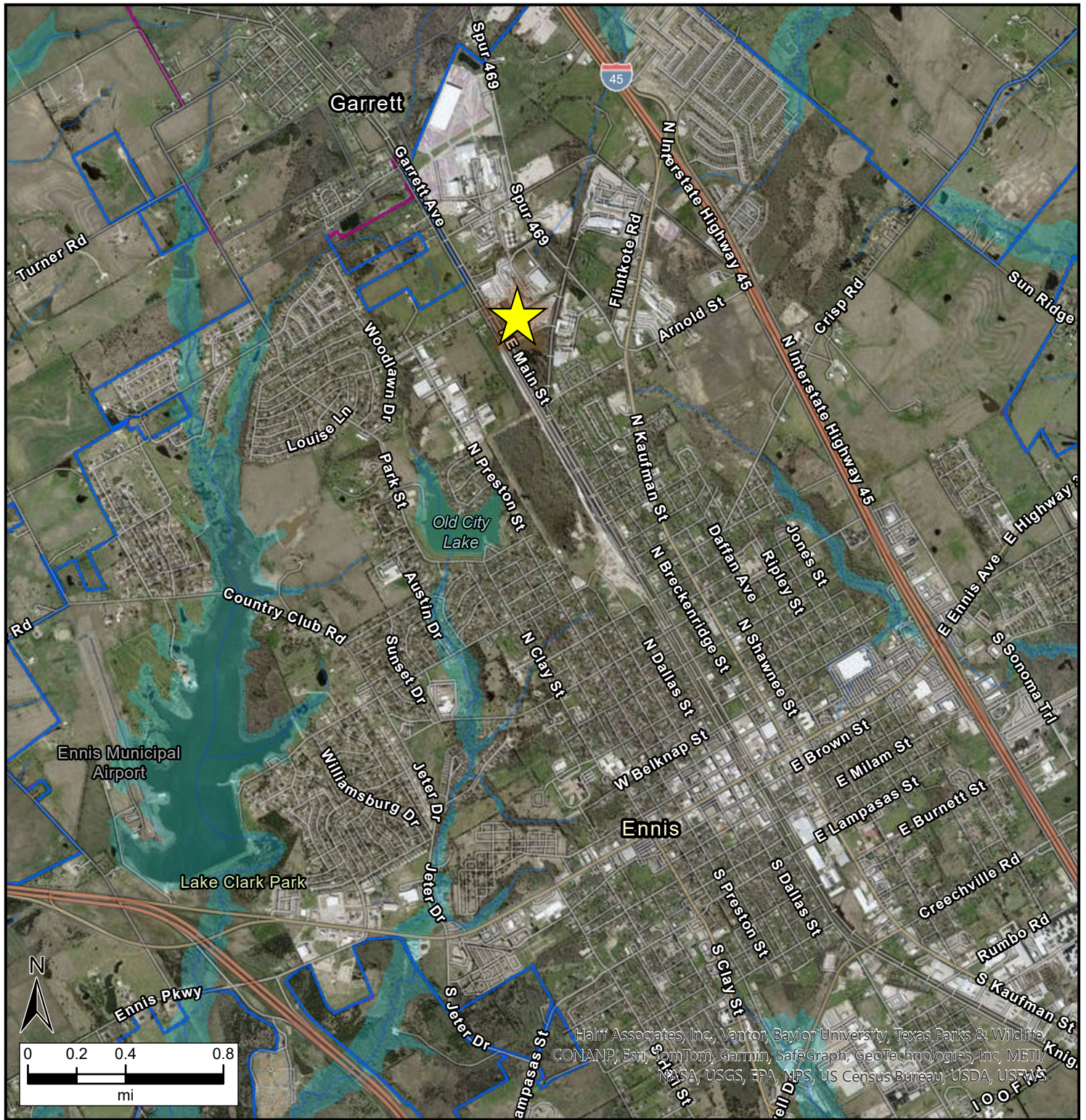
PLEASE MAIL OR DELIVER TO:
CITY OF ENNIS PLANNING AND DEVELOPMENT
108 W KNOX ST
ENNIS, TEXAS 75119

OR











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

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

Vicinity Map

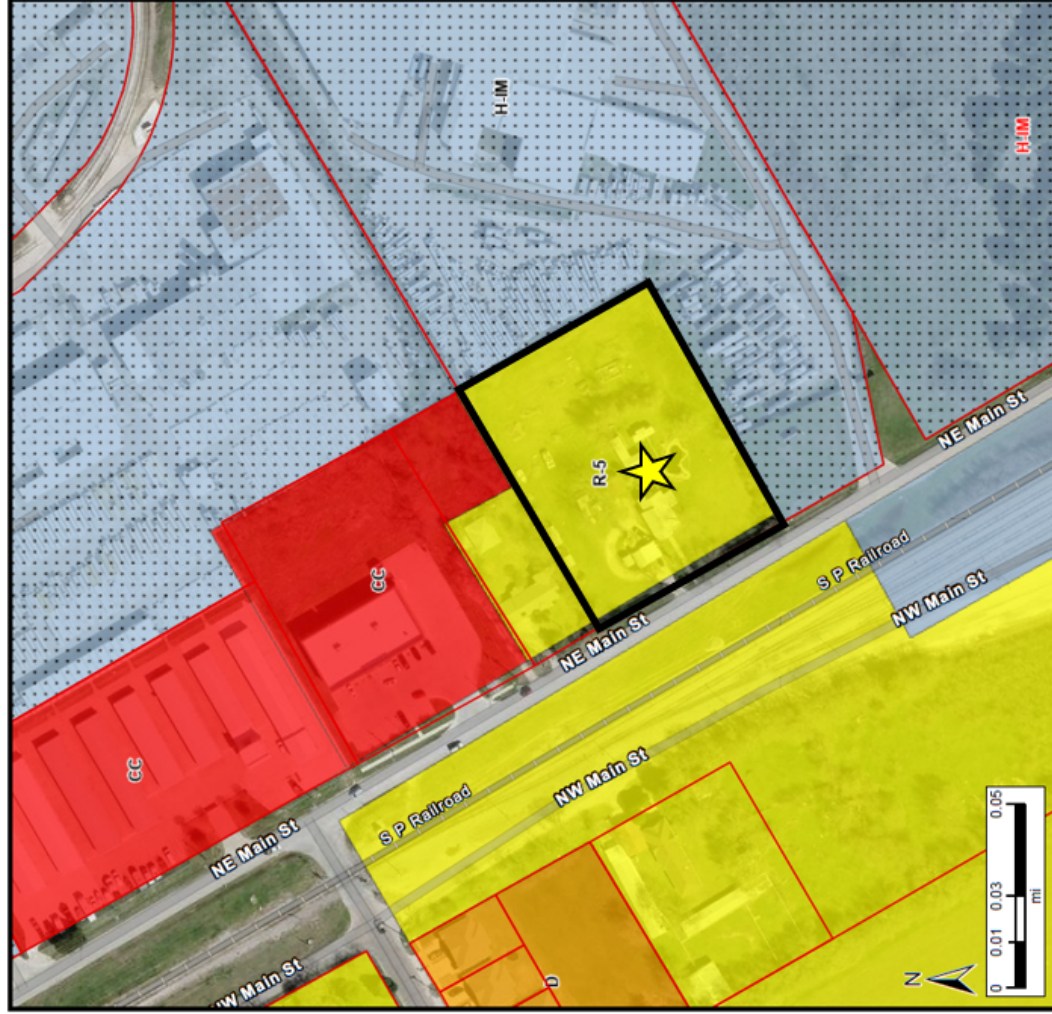


Legend

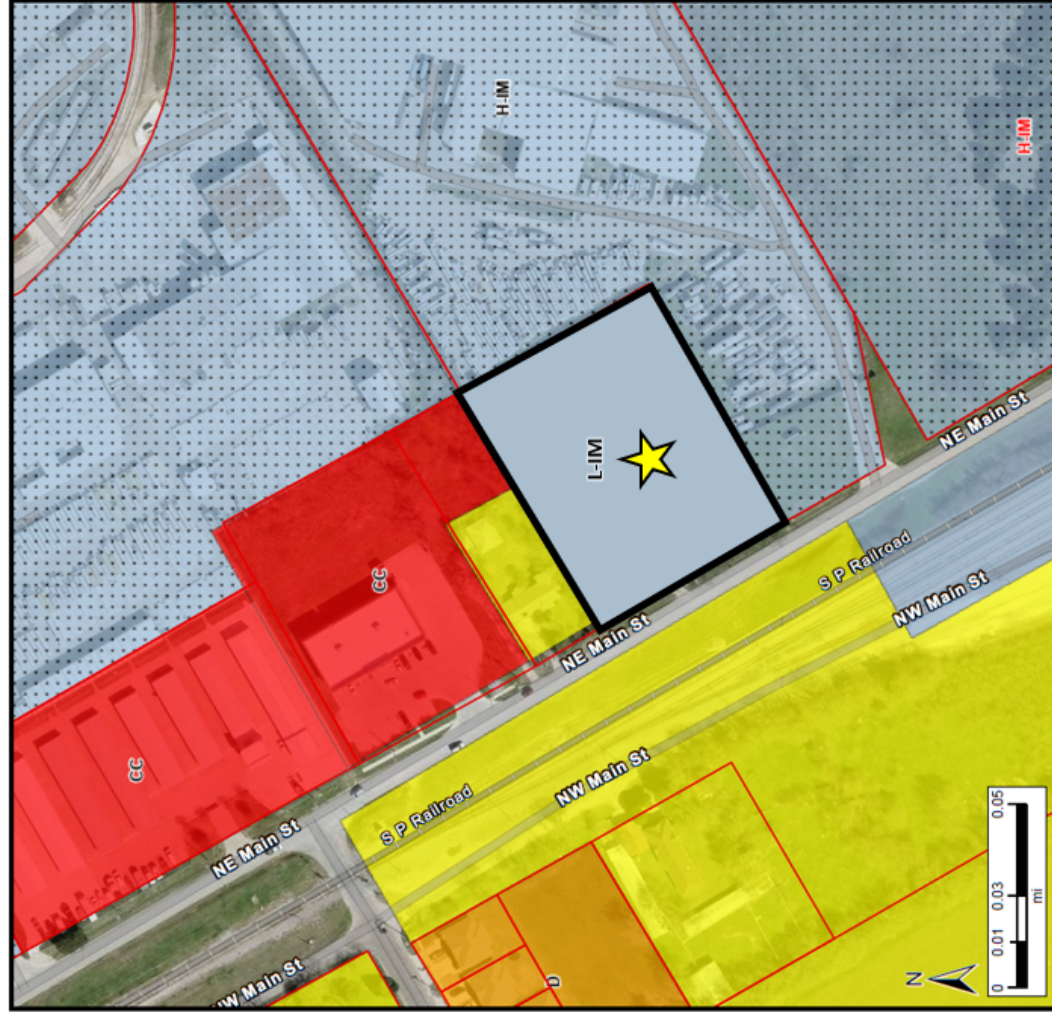
- | | |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  Ennis ETJ |  0.2% Annual Chance Flood Hazard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



Current Zoning



Proposed 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 Wubbena to Pine Grove Properties, LLC by deed as recorded in Instrument Number 2512205 Official Public Records, Ellis County, Texas (OPRECT) and being more particularly described by its metes and bounds as follows:

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 northwest corner of the 8.903 acre tract described in deed from LanCorte 2708 NE Main LP to Triniy Partners, LLC and Bolour Trust Number Three, recorded in Instrument Number 2313172 OPRECT, and 3.38 feet, S 31°08'25" E from the southwest corner of Lot 1, Ennis Paint Addition North on 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 S 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;

THENCE N 31°13'54" W, with the southwest line of said 2 acre tract and said Northeast Main Street right of way line, 257.42 feet (Deed N 31°13'31" W, 257.36 feet) to the point of beginning and containing approximately 87,232 square feet or 2.002 acres of land.

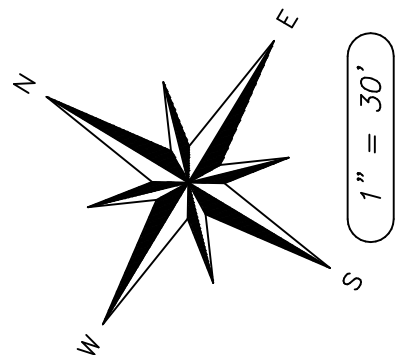
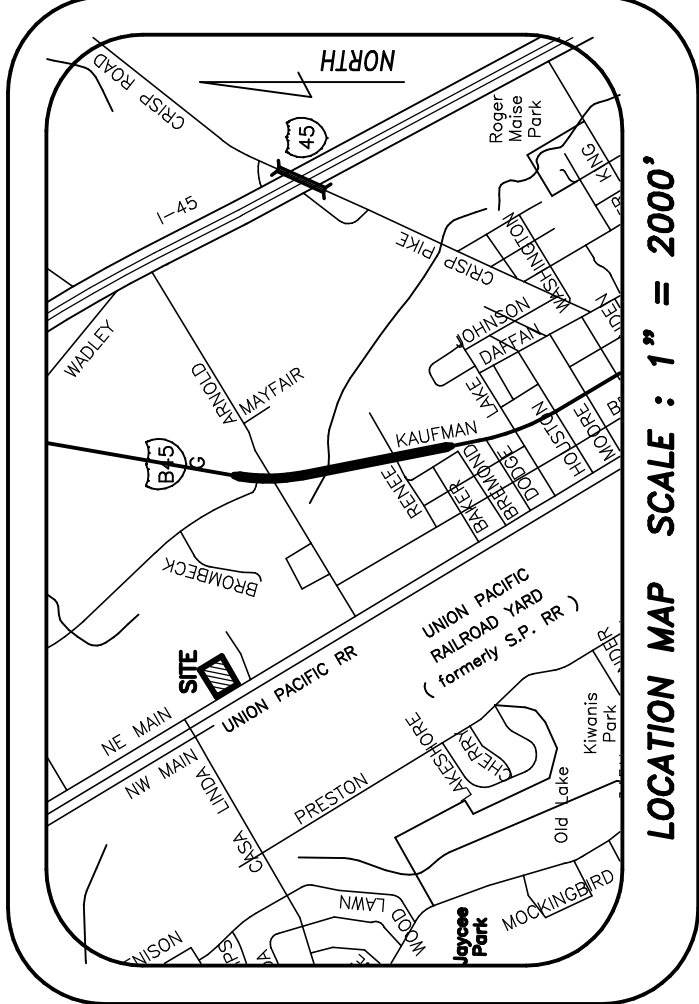
Bearings hereon are based on the Texas Coordinate System of 1983, Texas North Central Zone per GPS observations.

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 relied upon as a final survey document."

Stuart G. Hamilton
RPLS Number 4480

Date



ZONING PLAT

2.002 Acres

EXISTING SINGLE FAMILY RESIDENTIAL (R-5) ZONING

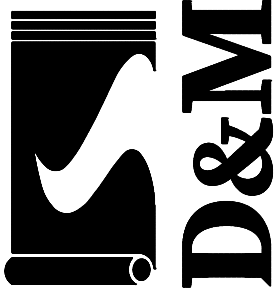
PROPOSED LIGHT INDUSTRIAL and

MANUFACTURING (L-IM) ZONING

Claiborne Garrett Survey, Abst. 383

City of Ennis, Ellis County, Texas

(also known as 2808 N. E. Main Street)



DAVIS & MCDILL, LLC

SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 428, WAXAHACHIE, TEXAS 75168

A Texas licensed surveying firm # 10194681

Drawn: Kevin Bohanon Date: January 06, 2026 Job: 225-0131

Lot 1
ENNIS PAINT ADDITION NORTH
Cabinet G, Slide 346 PRECT
(Ennis Paint, Inc.
Vol. 2028, Pg. 1315 OPRECT)

Existing H-IM Zoning

Trinity Partners, LLC and the Bolour Trust Number Three
8.903 Acres
Inst. # 2313172 OPRECT
Existing H-IM Zoning

(Deed S 31°11'36" E, 267.72')
S 31°10'24" E, 267.65'

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

Trinity Partners, LLC and the Bolour Trust Number Three
8.903 Acres
Inst. # 2313172 OPRECT
2708 N. E. Main Street
Existing H-IM Zoning

S 59°53'21" W, 332.20'
(Deed S 59°53'11" W, 332.36')

EXISTING SINGLE FAMILY RESIDENTIAL (R-5) ZONING

PROPOSED LIGHT INDUSTRIAL and
MANUFACTURING (L-IM) ZONING

Pine Grove Properties, LLC
2 Acres
Inst. # 2512205 OPRECT
2808 N. E. Main Street

Claiborne Garrett Survey, Abstract No. 383

2.002 Acres

(87,232 sq. ft.)

(Deed N 58°05'45" E, 332.47')
N 58°07'30" E, 332.42'

10' Water Line Easement Vol. 454, Pg. 113 DRECT

Fnd 1/2" S.R.

P.O.B.

N=6815498.202
E=2542352.045

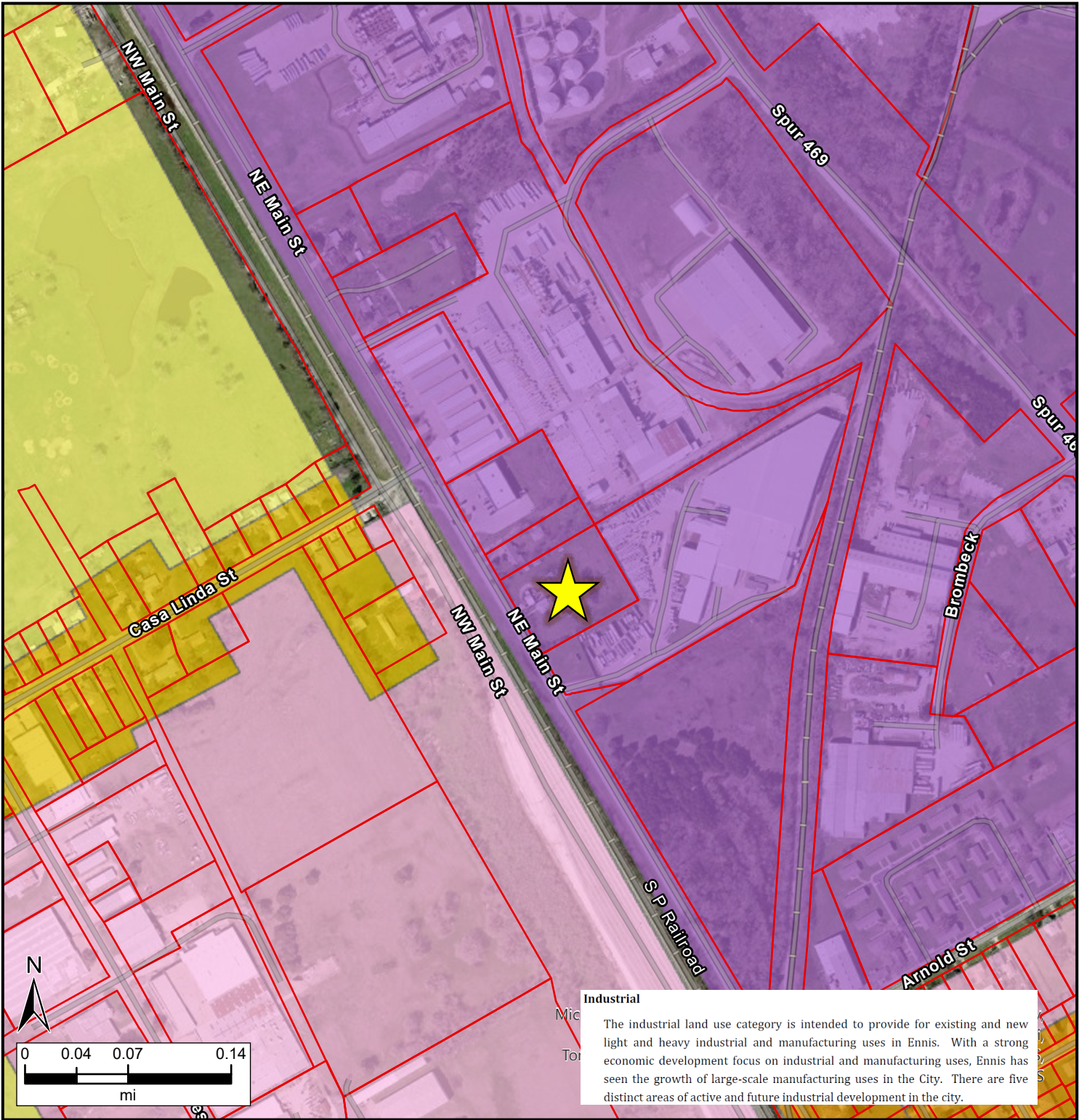
N 31°13'54" W, 257.42'

(Deed N 31°13'31" W, 257.36')

N. E. MAIN STREET

Existing Asphalt Pavement

Future Land Use Plan



Industrial

The industrial land use category is intended to provide for existing and new light and heavy industrial and manufacturing uses in Ennis. With a strong economic development focus on industrial and manufacturing uses, Ennis has seen the growth of large-scale manufacturing uses in the City. There are five distinct areas of active and future industrial development in the city.

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 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

Owner

PINE GROVE PROPERTIES LLC

Applicant



Kevin Bohanon



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?
(Requires a Specific Use Permit)*

No



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

No

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



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

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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.

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COMMENTS (attach additional sheets if necessary):

<div style="text-align: center;"> IN FAVOR OF</div> <div style="text-align: center; margin-top: 20px;"> _____ Signature DANE KNOX Pine Grove Holdings, LLC</div>	<div style="text-align: center;">IN PROTEST AGAINST</div> <div style="margin-top: 10px;">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.</div> <div style="margin-top: 10px;">_____ Print Name</div> <div style="margin-top: 10px;">_____ Signature</div> <div style="margin-top: 10px;">_____ Print Name</div> <div style="margin-top: 10px;">_____ Signature</div>
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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

JAN 06 2026

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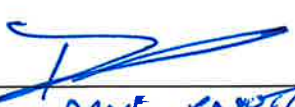
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COMMENTS (attach additional sheets if necessary):

<p><input checked="" type="checkbox"/> IN FAVOR OF</p> <p>Signature <u></u> <u>Pine Grove Holdings, LLC</u></p>	<p><input type="checkbox"/> IN PROTEST AGAINST</p> <p>I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.</p> <p>Print Name _____</p> <p>Signature _____</p> <p>Print Name _____</p> <p>Signature _____</p>
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108 W KNOX ST
ENNIS, TEXAS 75119

OR

E-MAIL TO
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PINE GROVE PROPERTIES LLC
3000 NE MAIN ST
ENNIS TX 75119