



ENNIS

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The bluebonnet spirit of Texas

PLANNING AND ZONING COMMISSION

MARCH 23, 2026



PLANNING AND ZONING COMMISSION MEETING AGENDA

MONDAY MARCH 23, 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 March 9, 2026 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: Jorge Barake, City Planner

- b. Conduct a public hearing and discuss and consider repeal of the Specific Use Permit issued to Glidepath Power Solutions (Ord. No. 23-1205-F1) for the construction and operation of a Battery Energy Storage System on an approximately 7.71 Acre Lot Located in the City of Ennis, Ellis County, Texas, which is a portion of Ellis CAD ID 190366.

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, MARCH 17, 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, March 9, 2026, 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, March 9, 2026, at 6:00 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman St, Ennis, Texas 75119.

Senior Planner, Erica Stubbs called roll and verified a quorum:

Chairperson Coleman	Present	Commissioner McCauley	Present
Vice-Chairperson Hughes	Present	Commissioner Sacha	Present
Commissioner Estes	Present	Commissioner Snodgrass	Absent
Commissioner Garrett	Present	Commissioner Severson (Alt)	Present

The Pledge of Allegiance was recited.

The Invocation was given by **Commissioner Hughes**

II. CITIZENS PUBLIC COMMENT PERIOD

No one spoke

III. CONSENT AGENDA

- a. Approval of the February 9, 2026 Regular Meeting Minutes

Motion by **Commissioner Sacha**; second by **Vice-Chairperson Hughes** to approve the February 9, 2026, regular meeting minutes as submitted.

A vote was cast, 7 in favor, 0 against. Motion adopted.

IV. INDIVIDUAL ITEMS FOR CONSIDERATION

- a. Consider approving a PRELIMINARY PLAT for the Seven Eleven Ensign Addition consisting of 1 commercial lot and measuring approximately 1.887 acres, located in the Williamson H. Bundy Survey, Abstract No. 64, and David Rose Survey, Abstract No. 905, City of Ennis, Ellis County, Texas. 4009 Ensign Rd. Portion of Ellis CAD ID 189871.

P&Z Case No.: PLAT-25-19

Owner: Ralph S. Evans

Applicant: Triangle Engineering

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

Motion made by **Vice-Chairperson Hughes**; second by **Commissioner McCauley** to approve the request for preliminary plat as presented.

Commissioner Sacha inquired about access adjacent to property off of US 287 frontage road. Water and wastewater capacity discussion ensued. Staff clarified that water and wastewater capacity will be addressed at the final plat process when civil plans are approved.

Keyur Rathod with Triangle Engineering spoke regarding submission of civil plans and lift station approval from TCEQ is pending. Mr. Rathod confirmed backup power to lift station will be provided.

A vote was cast, 7 in favor, 0 against. Motion adopted.

- b. Consider approving a PRELIMINARY PLAT for the Sonoma Trail Retail Addition consisting of 2 commercial lots and measuring approximately 2.66 acres, located in the Thomas Havens Survey, Abstract No. 489, City of Ennis, Ellis County, Texas. Generally located in the 300 to 400-Block of N Sonoma Trl. Ellis CAD ID 185436.

P&Z Case No.: PLAT-26-4

Owner: Robert C. and Susan P. Agar

Applicant: Vasquez Engineering

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

Applicant Juan Castillo with Vasquez Engineering was available for questions.

**MINUTES
CITY OF ENNIS
PLANNING AND ZONING COMMISSION
Monday, March 9, 2026, 6:00 P.M.**

Motion made by **Commissioner Garrett**; second by **Vice-Chairperson Hughes** to approve the request for preliminary plat as presented.

Commissioner Sacha requested clarification pertaining to detention/ retention requirements. Staff confirmed detention is required and will be addressed on the site plan.

A vote was cast, 7 in favor, 0 against. Motion adopted.

Chairperson Coleman informed the audience that the Public Hearing to repeal the Specific Use Permit issued to Glidepath Power Solutions has been rescheduled for the March 23, 2026 Planning and Zoning Commission meeting.

V. ADJOURNMENT

With no other business, **Chairperson Coleman** declared the meeting adjourned at approximately 6:18 P.M.

ATTEST:

Jorge Barake, City Planner

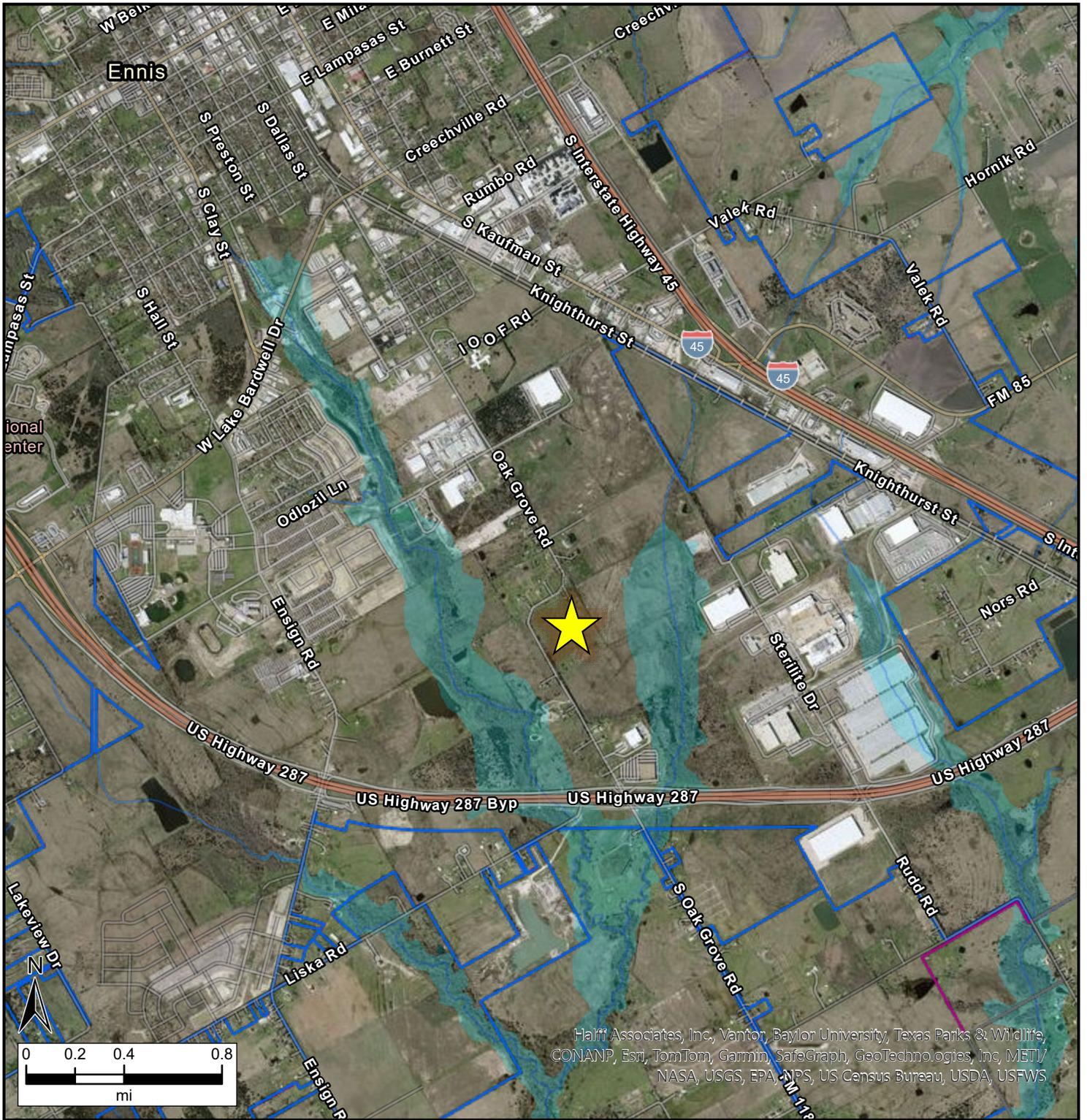
APPROVED:

Ian Coleman, Chairperson

Erica Stubbs, Senior Planner



Vicinity Map

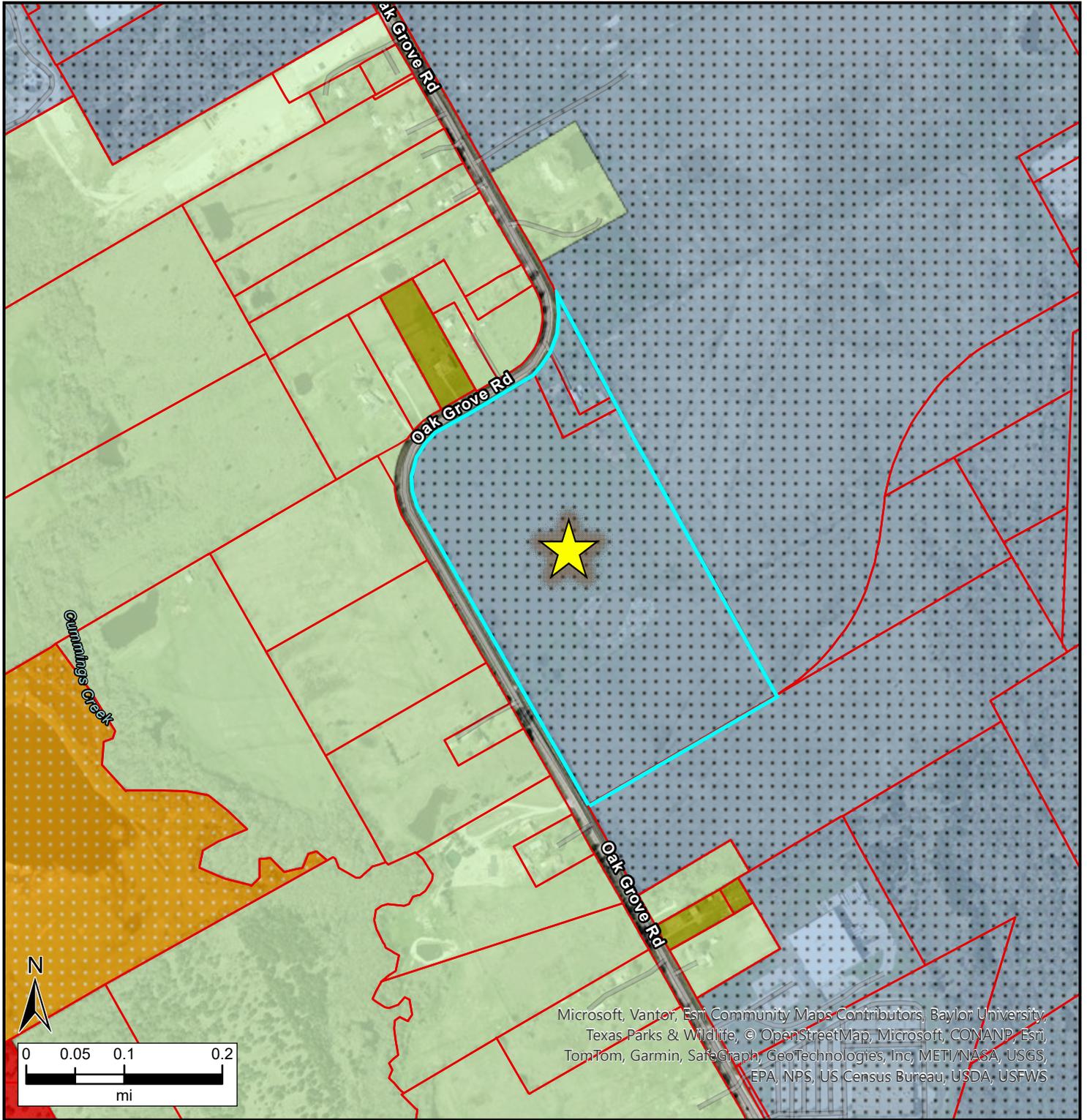


Legend

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



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

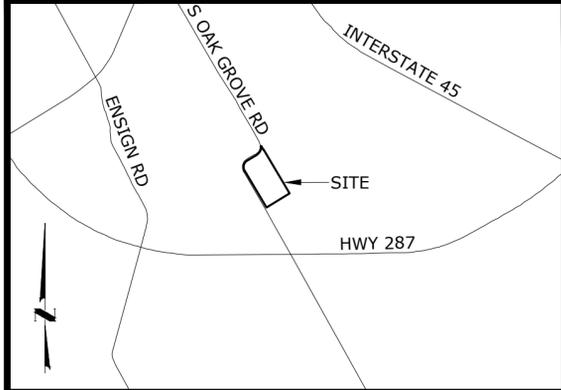


US 287

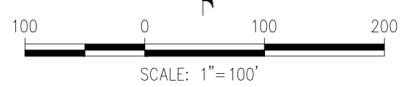
US 287

S Oak Grove Rd

S Oak Grove Rd



Vicinity Map
(Not to scale)



SCALE: 1" = 100'

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



**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

OVERALL LOT LAYOUT



OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ELLIS §

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

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: _____

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

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

No

Owner Information

Owner Name

Owner Street Address

Conax Properties, LLC

Owner City, State Zip

Owner Telephone*

Owner Email*

Surveyor/Engineer Information

Firm Name*

Surveyor/Engineer Name*

Pape-Dawson

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



The bluebonnet spirit of Texas

AGENDA SUMMARY FORM

MEETING DATE: 03/23/2026

ITEM NO. IV b

AGENDA ITEM:

Conduct a public hearing and discuss and consider repeal of the Specific Use Permit issued to Glidepath Power Solutions (Ord. No. 23-1205-F1) for the construction and operation of a Battery Energy Storage System on an approximately 7.71 Acre Lot Located in the City of Ennis, Ellis County, Texas, which is a portion of Ellis CAD ID 190366.

SUBMITTED BY: Erica Stubbs

SUMMARY:

On December 5, 2023, the City Commission approved Ordinance No. 23-1205-F1, granting a Specific Use Permit (SUP) for the construction and operation of a 50-megawatt Battery Energy Storage System (BESS) on approximately 7.71 acres located at 0 Old Waxahachie Road. The SUP approval included several conditions, including limitations on the number of battery storage containers, required masonry and vegetative screening, and site restoration requirements upon discontinuation of the authorized use.

Pursuant to the City of Ennis Unified Development Ordinance (UDO), preliminary plats must be approved prior to any land division and prior to the commencement of any new development or construction project. Both preliminary and final plat approvals require confirmation of the adequacy of public facilities, that required public improvements have been installed and accepted by the City or that provisions for their installation have been made, and that all applicable requirements and conditions have been satisfied.

Following approval of the SUP on December 5, 2023, Glidepath Power Solutions submitted a plat application (PLAT-24-7) on July 30, 2024. A civil plan review application (CIV-25-25) was not submitted until June 2, 2025. Staff's preliminary review of the civil plan submittal identified multiple items requiring clarification or revision prior to further consideration, including, but not limited to, roadway improvements, drainage and stormwater management, fire protection considerations, and consistency with the approved SUP conditions.

Among the issues identified were the following:

- Battery Storage Container Limitations
 - Condition No. 3 of the approved SUP limits the project to a maximum of 20 battery storage containers. Sheet C300 of the submitted civil plans depicts "Proposed Battery Storage Equipment" in excess of the number authorized by the SUP, rendering the submittal inconsistent with the approved entitlement.
- Stormwater Flow, Receiving Waters, and Drinking Water Source Protection
 - The project site is located approximately 900 feet from a tributary and its associated floodplain that drains to Lake Bardwell, the City's primary drinking water source.
 - The City of Ennis operates a public water utility system regulated by the Texas Commission on Environmental Quality (TCEQ) and subject to 30 Texas Administrative Code (TAC), Chapter 290, including requirements related to source water protection, treatment, distribution, and prevention of contamination.
 - While civil permit application documents reference potential fire suppression considerations, the submitted plans and supporting documentation do not identify measures to prevent runoff, migration, or contamination of surface waters in the event of a battery failure, fire, or other hazardous release.



RESOLUTION NO. 26-0217-G10

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, INITIATING THE REPEAL OF THE SPECIFIC USE PERMIT ISSUED TO GLIDEPATH POWER SOLUTIONS FOR THE CONSTRUCTION AND OPERATION OF A BATTERY ENERGY STORAGE SYSTEM ON AN APPROXIMATELY 7.71 ACRE LOT LOCATED IN THE CITY OF ENNIS, ELLIS COUNTY, TEXAS WHICH IS A PORTION OF ELLIS CAD ID 190366.

WHEREAS, by Ordinance No. 23-1205-F1 passed on December 5, 2023, the City Commission granted a Specific Use Permit (“SUP”) to Glidepath Power Solutions for the construction and operation of a battery energy storage system on an approximately 7.71 acre lot located in the City of Ennis, Ellis County, Texas which is a portion of Ellis CAD ID 190366 (Property”); and

WHEREAS, the SUP contained several conditions, one of which was that the SUP could be repealed “if the use for which granted has not commenced within one (1) year” of the passage of Ordinance No. 23-1205-F1; and

WHEREAS, the battery energy storage use has not commenced at the Property; and

WHEREAS, the City Commission has determined that it would be beneficial to and in the best interest of the residents of Ennis to initiate the repeal of the SUP.

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

SECTION 1: The City Commission finds that the recitals set forth above are true and correct and are incorporated into this Resolution as if written herein.

SECTION 2: The City Commission hereby initiates the repeal of the SUP and authorizes the City Manager or her designee to take all steps necessary for this zoning process, including placing this item on a Planning and Zoning Commission agenda for consideration and a public hearing.

SECTION 3: It is hereby declared to be the intention of the City Commission that the phrases, clauses, sentences, paragraphs and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution, since the same would have been

enacted by the City Commission without the incorporation of this Resolution of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4: That this Resolution shall become effective from and after its passage.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 17th day of February, 2026.



Lynda Isbell

LYNDA ISBELL, Mayor

ATTEST:

Angie Wade

ANGIE WADE, City Secretary



**EXCERPT FROM
P&Z COMMISSION PACKET
NOVEMBER 13, 2023**



The bluebonnet spirit of Texas

AGENDA SUMMARY FORM

MEETING DATE: 11/13/23 ITEM NO. III a

AGENDA ITEM: Conduct a public hearing to discuss and consider approving a request for SPECIFIC USE PERMIT (SUP)

SUBMITTED BY: Erica Stubbs

SUMMARY:

Conduct a public hearing and discuss and consider approving a SPECIFIC USE PERMIT (SUP) in an Agricultural (A) zoning district to develop a 50-megawatt Battery Energy Storage System on a lot measuring approximately 7.71 acres located on Clemmons Road immediately adjacent to the Brazos Electric Power Co-op substation in the City of Ennis, Ellis County, Texas. Portion of PID190366. Requested by Glidepath Power Solutions. P&Z Case No. 23.08.29

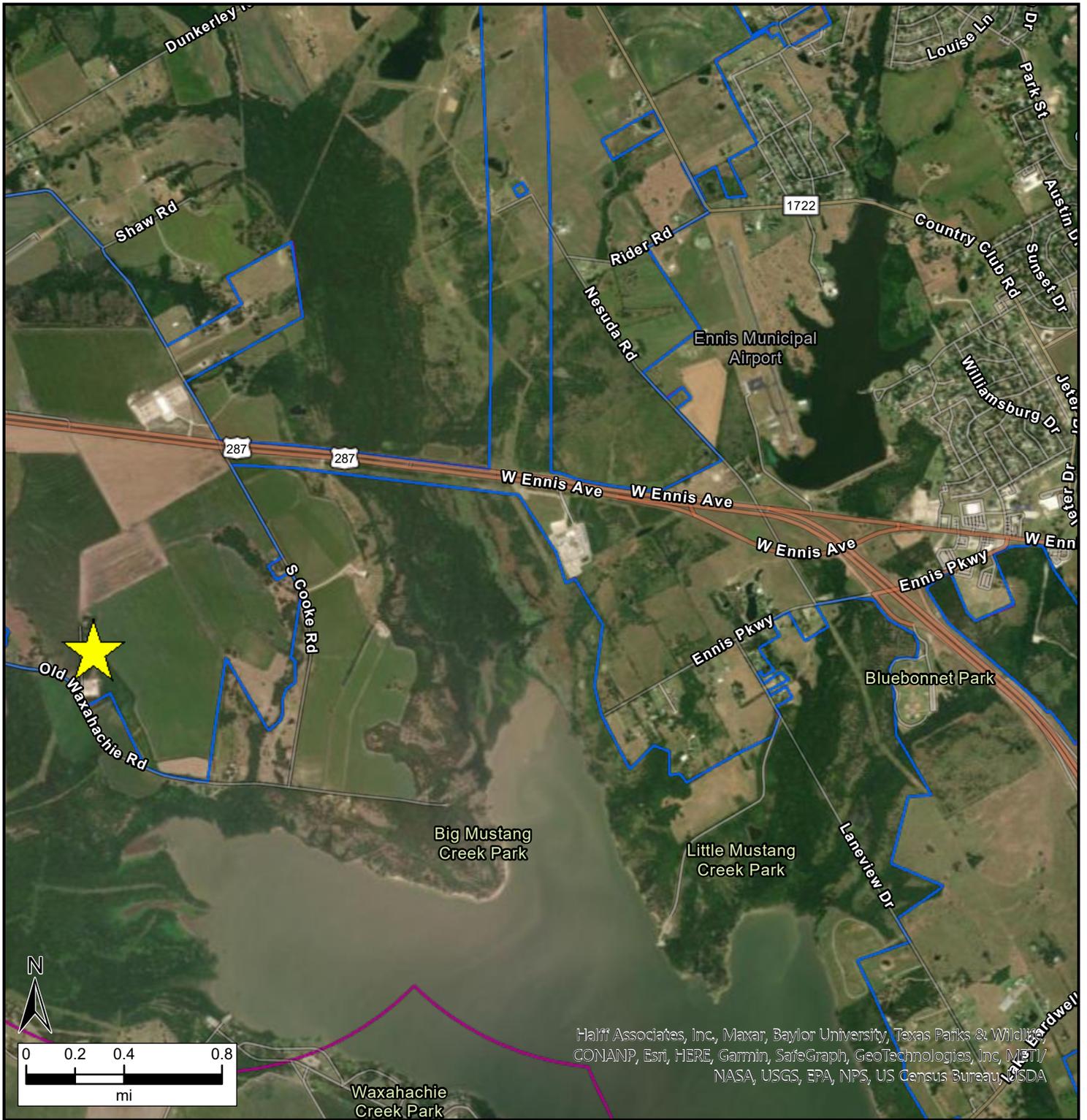
THE PROPOSED DEVELOPMENT MEETS THE USE AND DEVELOPMENT STANDARDS AS SPECIFIED IN THE UDO.

FUNDING: Private

RECOMMENDED MOTION: I move to approve the request for SPECIFIC USE PERMIT as presented.

NAME:	MOTION	SECOND	AYE	NAY
CHAIRPERSON ISBELL				
VICE CHAIRPERSON COLEMAN				
COMMISSIONER DILLON				
COMMISSIONER HUGHES				
COMMISSIONER REDNING				
COMMISSIONER SACHA				
COMMISSIONER YOUNG				
COMMISSIONER McCauley (alt.)				
COMMISSIONER (vacant)(alt.)				

Vicinity Map



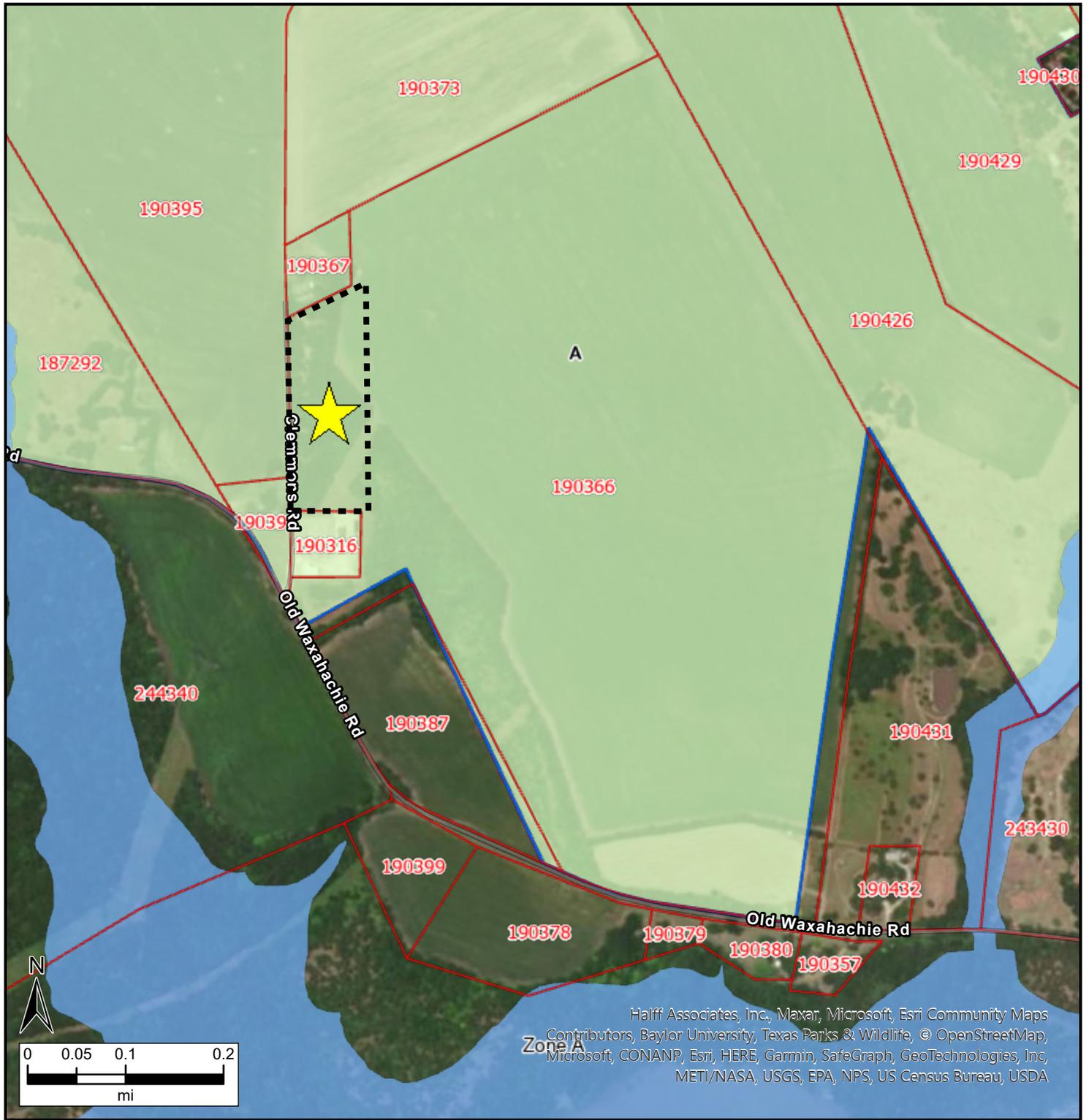
Halff Associates, Inc., Maxar, Baylor University, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA

Legend

-  Ennis ETJ
-  Ennis City Limits
-  Other Cities Limits



Zoning Map

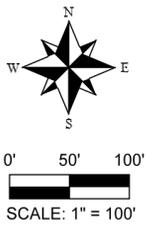


Half Associates, Inc., Maxar, Microsoft, Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Legend

Property ID Labels	A Agricultural	NC-MF2 Neighborhood Multi-Family 2
Parcels	RE Residential Estate	NC-D Neighborhood Duplex
Ennis ETJ	R-10 Single Family Residential 10	D Duplex
Ennis City Limits	R-5 Single Family Residential 5	TH Townhome
Other Cities Limits	R-5-Z Single Family Residential 5 Zero Lot Line	MF-1 Multi-Family 1
A	R-5-PD #5 Single Family Residential 5 Planned Development	MF-2 Multi-Family 2
AE	R-5-PD #7	MH Manufactured Home
AE w/ FLOODWAY	NC Neighborhood Conservation	C Neighborhood Commercial
FEMA BFE	NC-MF1 Neighborhood Multi-Family 1	CC-PD Corridor Commercial Planned Development





ELLEN KIRVEN PEARSON BLOUNT
 JOHN RANDLOPH PEARSON
 RILEY L. MARCHMAN II
 ROBERTA MARCHMAN
 MARY ELLEN KIRVEN MARCHMAN
 SUB TRACT 5
 VOL. 592, PG. 202
 OPRECT

REMAINDER
 LYNN SPANIEL &
 WENDY SPANIEL
 INST. NO. 2024737
 OPRECT

E L HAGLER
 VOL. 316, PG. 518
 OPRECT

REMAINDER
 LYNN SPANIEL &
 WENDY SPANIEL
 INST. NO. 2024737
 OPRECT

BRAZOS RIVER
 TRANSMISSION
 ELECTRIC
 COOPERATIVE, INC.
 VOL. 407, PG. 387
 OPRECT

LEGEND:
 CM = CABLE MARKER
 CIRS = 5/8" IRON ROD WITH YELLOW
 PLASTIC CAP STAMPED "TXRCS" SET
 EM = ELECTRIC METER (DEAD)
 OHP = OVERHEAD POWER LINE
 TT = TRANSMISSION TOWER
 (XXX) INDICATE RECORD OR DEED CALLS

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY - NO EASEMENTS PROVIDED TO SURVEYOR BY CLIENT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT - NO TITLE REPORT PROVIDED TO SURVEYOR BY CLIENT.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0375F DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET

(XXX) INDICATE RECORD OR DEED CALLS

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE H.H. SWISHER SURVEY, ABSTRACT NO. 955, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO LYNN SPANIEL AND WENDY SPANIEL, RECORDED IN INSTRUMENT NO. 2024737, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "RHODES SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF SAID SPANIEL TRACT, IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO E.L. HAGLER, RECORDED IN VOLUME 316, PAGE 518, OPRECT, IN THE CENTERLINE OF CLEMMONS ROAD (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY);

THENCE N 02°10'43" W, ALONG THE WEST LINE OF SAID SPANIEL TRACT AND THE COMMON EAST LINE OF SAID HAGLER TRACT AND THE APPROXIMATE CENTERLINE OF SAID CLEMMONS ROAD, A DISTANCE OF 855.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

THENCE OVER AND ACROSS SAID SPANIEL TRACT, AS FOLLOWS:

N 54°44'38" E, PASSING AT A DISTANCE OF 35.80 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 412.85 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 02°10'43" E, A DISTANCE OF 1086.64 FEET TO 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

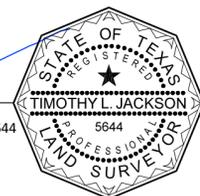
S 88°52'03" W, A DISTANCE OF 346.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.710 ACRES OF LAND MORE OR LESS.

TO EDGEWATER ENERGY STORAGE, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/19/2021.

TIMOTHY L. JACKSON
 REGISTRATION NUMBER 5644

DATED: 10/19/2021



ALTA/NSPS LAND TITLE SURVEY
 7.710 ACRES
 SITUATED IN THE
 H.H. SWISHER SURVEY
 ABSTRACT NO. 955
 ELLIS COUNTY, TEXAS

PROJECT NO. 1944

TEXAS REALITY CAPTURE & SURVEYING, LLC
 P.O. BOX 252
 WAXAHACHIE, TEXAS 75168
 409.518.0339
 TBPLS FIRM NO. 10194359

TEXAS REALITY CAPTURE & SURVEYING, LLC



View from substation looking N towards Clemmons Rd
(SW Property Line)



View from Clemmons looking SE towards substation
(WSW Property Line)



View from Clemmons Rd looking E
(W Property Line)



View from Old Waxahachie Rd looking NW towards property
(SE Property Line)

AUG 29 2023



DEVELOPMENT APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please Select Application Type
(check all that apply):

- | | | |
|--|---|------------------------------------|
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Development Plan | <input type="checkbox"/> Site Plan |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Type I | <input type="checkbox"/> Type I |
| | <input type="checkbox"/> Type II | <input type="checkbox"/> Type II |

PROPERTY INFORMATION

STREET ADDRESS: XXXX Clemmons Road SUBDIVISION NAME: _____
 Lot & Block Number: Portion of PID# 190366 Survey & Abstract: H.H. Swisher Survey, Abstract No. 955
 No. of Lots: 1 Acreage: 7.71 Current Zoning: A Proposed Zoning: _____
 Current Use(s): Agricultural Proposed Use(s): Battery Storage

OWNER INFORMATION

Owner Name: The Spaniel Lynn and Wendy Revocable Trust Address: 416 S. Cook Road
 City: Ennis State: TX Zip Code: 75119
 Telephone: 972-351-1760 Email: lynnspaniel@gmail.com

APPLICANT INFORMATION (IF OTHER THAN THE OWNER)

Agent/Representative Firm: Glidepath Power Solutions Main Contact: Chuck Beisner
 Address: 500 West Madison, Suite 1210 City: Chicago State: IL Zip Code: 60661
 Telephone: 612-701-4855 Email: cbeisner@glidepath.net

I HEREBY CERTIFY THAT THIS APPLICATION IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF ENNIS UNIFIED DEVELOPMENT ORDINANCE, AS AMENDED, THAT PERTAIN TO THIS SUBMITTAL. I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO HAVE THE APPLICANT, OWNER OR OTHER AUTHORIZED AGENT PRESENT AT THE PLANNING AND ZONING COMMISSION AND CITY COMMISSION MEETINGS. SHOULD AN AUTHORIZED PERSON NOT BE AT THE MEETING TO REPRESENT THE APPLICATION, I HEREBY REQUEST THAT CONSIDERATION OF THE ITEM BE CONTINUED TO A FUTURE DATE TO ALLOW AN AUTHORIZED PERSON THE OPPORTUNITY TO APPEAR AND PRESENT TESTIMONY. HOWEVER, I DO UNDERSTAND THAT THE CITY IS NOT OBLIGATED TO CONTINUE THIS REQUEST. I FURTHER UNDERSTAND THAT THIS REQUEST WILL BE PLACED ON THE APPROPRIATE PLANNING & ZONING COMMISSION AND CITY COMMISSION AGENDAS ONLY AFTER THE APPLICATION HAS BEEN DETERMINED TO BE COMPLETE. WHERE A CONCEPT PLAN, DEVELOPMENT PLAN, OR SITE PLAN IS SUBMITTED CONCURRENTLY WITH A ZONING CHANGE OR PLAT APPLICATION, I HEREBY REQUEST THAT THESE ITEMS BE PROCESSED CONCURRENTLY ON THE SAME AGENDA.

I ALSO UNDERSTAND THAT FEES PAID ARE NOT REFUNDABLE. IN ADDITION, I ALSO UNDERSTAND THAT BY MY SIGNATURE BELOW, I HAVE MADE A DECLARATION THAT THE PROPERTY UNDER CONSIDERATION IS OWNED BY THE PERSON(S) AS LISTED AND UNDERSTAND THAT THE CITY OF ENNIS HAS NO RESPONSIBILITY TO VERIFY SAID OWNERSHIP INFORMATION. I ALSO UNDERSTAND THAT AN APPEAL OF DEVELOPMENT DECISIONS CAN BE MADE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE.

Wendy Spaniel 7/13/23 7/13/23
 Signature of Applicant, Owner, or Authorized Agent DATE

FOR OFFICE USE ONLY	
Application Number: <u>23.08.29</u>	Initial Submission Date: <u>7/13/23</u>
Completeness Determination Date: <u>10/2/23</u>	<u>ej</u>



Edgewater

50MW BATTERY ENERGY STORAGE SYSTEM PROJECT
XXXX Clemmons Road
Ennis, TX 75119

Portion of PID#190366 containing 7.71 Acres

Glidepath Power Solutions
500 West Madison Street, Suite 1210
Chicago, IL 60661
www.Glidepath.net



September 29, 2023
Mark Richardson, Director of Planning and Development
City of Ennis
108 West Knox Street
Ennis, TX 75119

Re: Special Use Permit Application to Develop a 50 MW Battery Energy Storage System

Dear Members of the Staff, Planning Commission and City Council:

Glidepath Power Solutions is pleased to present this application to the City of Ennis to develop and operate a Battery Energy Storage System.

GlidePath is a leading independent developer and owner of advanced energy systems. With over 100MW of commercially operating battery projects, GlidePath is one of the largest energy storage developers and independent power producers in the U.S. Headquartered in Chicago, Illinois, GlidePath has experience as both an owner-operator and turnkey developer of renewable energy and storage facilities. Glidepath's nationwide portfolio includes 445 MW of battery storage and renewable energy projects. The company also has a 2.1 GW greenfield development pipeline of battery storage projects across the United States. GlidePath's expert team has experience across the energy industry, from project development and finance to engineering, technology and operations. GlidePath employs firsthand knowledge of energy markets to identify opportunities that push the industry forward.

It is important to us to be a good corporate citizen and work cooperatively with each local community. This helps us respond to any concerns with conditions that create a successful energy development while supporting the community development objectives.

Thank you for your time and consideration; we look forward to investing in the local community to advance the clean energy economy, increase resiliency, create jobs, reduce greenhouse gas emissions and improve air quality, and help lower regional electricity costs in the long run.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized loop followed by a horizontal line that tapers off to the right.

Chuck Beisner
Senior Director of Development
Glidepath Power Solutions

1. Project Description

1.1 PROJECT BACKGROUND AND OBJECTIVES

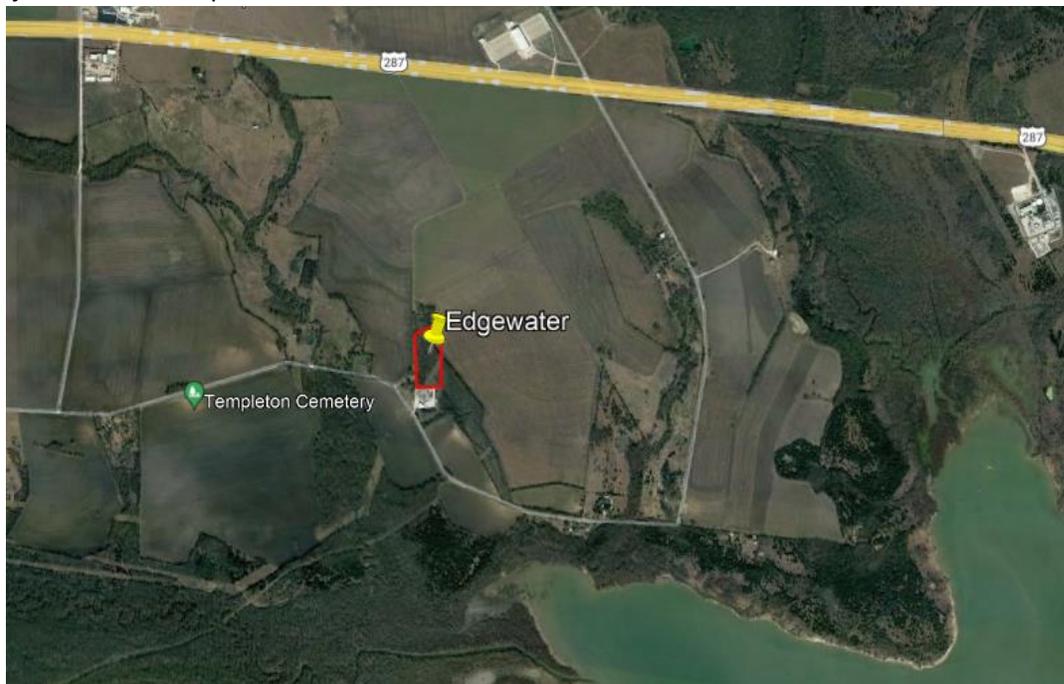
The Edgewater Battery Energy Storage System (BESS) provides resiliency and reliability to the electrical grid by storing energy produced during periods of oversupply and discharging to the electrical grid during periods of high demand. A battery system can provide instantaneous response, as compared to a slower ramping rate of a traditional gas-fired generation resource and can provide this response repeatedly in all hours. Energy storage speed of response serves to reduce the total amount of reserve power needed to manage the grid effectively, providing savings and reliability benefits. By building the proposed project, a clean, reliable resource would be gained to help integrate renewables and reduce dependence on gas-fired generation, the Edgewater BESS project (“project”) would be part of a sustainable solution to:

- Maintain grid reliability;
- Enable increasing amounts of intermittent renewable energy generating sources to be accessed;
- Reduce greenhouse gas (GHG) and criteria air pollutant emissions from the electricity sector;
- Upgrade aging infrastructure; and
- Support increased and new electricity demand from non-traditional users such as transportation.

1.2 PROJECT LOCATION

The project site is located in west side of the City of Ennis. More specifically XXXX Clemmons road (intersection of Clemmons Road and Old Waxahachie Road) and is adjacent to the Reagor Springs substation.

Project Location Map



1.3 ENVIRONMENTAL SETTING

1.3.1 Surrounding Uses

The project site is immediately adjacent to the Reagor Springs electrical substation and from a high level, will appear to be an expansion of the existing substation. Adjacent to the project area is rural residential and agricultural land uses. The surrounding land uses are described in more detail in Table 1.

Table 1. Surrounding Zoning and Land Uses

Location	Zoning	Adjacent Streets	Description
North	Agricultural (A)	None	Open / Wooded
East	Agricultural (A)	None	Open / Wooded
South	Agricultural (A)	Old Waxahachie Road	Substation
West	Agricultural (A)	Clemmons Road	Open

1.3.2 Project Site

The project site is located at XXXX Clemmons Road. The Property is 160.4 acres and the project area consists of 7.7 acres. A portion of PID#190366. The project site itself is a flat partially wooded area with existing vegetation most sides. The site is adjacent to an existing electrical substation. Glidepath is also proposing to add additional screening to the project site where needed.

Conceptual Site Plan is shown in Attachment A.

1.4 PROJECT CHARACTERISTICS

1.4.1 Project Components

The project proposes to construct 50 megawatts (MW) of battery energy storage. The Edgewater battery energy storage system (BESS) will be comprised of lithium-ion battery modules housed within approximately 20 storage containers. Containers will be approximately 53' long by 8' wide and 10' high. Depending on the BESS manufacturer(s) selected for the project, the number, size and overall configuration of the battery modules could change. Containers will be supported on slabs/spread footings or piles/piers, with the ultimate choice based on final design. Each container will have an exterior HVAC. From the BESS container, low voltage cables will connect to pad mounted switchgear, step up transformer(s) and a power distribution system. An on-site sub-station will be constructed to connect the project to the adjacent Reagor Springs sub-station. Additionally, stabilized gravel access roads and perimeter fencing will be provided.

The project would be equipped with a state-of-art Battery Management System (BMS) which would monitor cell level voltage, state of health, cell temperature, and cell current in and out. If any of the monitored parameters were above or below pre-determined limits, BMS would shut down and electrically isolate the battery rack from the system, preventing any potential for overheating and risk of thermal runaway.

The detailed list of major equipment is as follows:

- Batteries (LG Chem or Samsung SDI modules assembled and connected in racks)
- Power Conversion System (PCS - i.e., Power Electronics inverters) to convert direct current into alternative current and vice versa. Each PCS is 3 Mega Volt Amp (MVA) power capacity, with noise levels < 79 A-weighted decibels (dBA) measured at 1 meter from the back of the unit.
- HVAC systems to keep battery cores at optimal operating temperature
- BMS to prevent overheating and risk of thermal runaway
- Fire suppression systems in each container (clean agent Novec 1230 in a tank connected to nozzles and designed to flood the entire container during fire event) equipped with early smoke detection, alarms and remote monitoring
- Low and medium voltage electrical switching equipment
- Computer and telecommunications equipment
- Medium-voltage transformers
- Medium-voltage switchgear
- Step-up transformer and associated equipment
- Security lighting and fencing
- Signage

Attachment A, illustrates the proposed BESS facility layout.

1.4.2 Utilities and Stormwater

The BESS building would not include restroom facilities; thus, no septic system or sewer connection would be required. No groundwater will be used for any purposes during construction or operation phases of the project. Limited water required during the construction phase would be trucked in as necessary.

Stormwater drainage facilities would be constructed in compliance with Stormwater Pollution Prevention Plan (SWPPP) which is still being developed. In addition, the project would implement Stormwater Best Management Practices (BMPs) during construction, including erosion/sediment control and materials/waste management.

1.4.3 Parking

The project would include a roadway which would also be used for parking for part-time staff who would perform routine maintenance activities on a periodic (monthly) basis.

1.4.4 Access Roads

The width of the project access road would total 24 feet. The 24-foot wide driveway would encircle the facility allowing for ease of ingress and egress. The roadway surface materials would consist of Class 5 material.

1.4.5 Landscaping/Open Space

New landscaping would be included where necessary to fill in the existing vegetation and would be designed to screen the proposed project facilities from North and East. Landscape design would be in compliance with the City of Ennis Unified Development Code including requirements and minimum distances between trees. A Landscape Plan which shows the proposed plantings is attached.

Glidepath would hire a local landscape company to plant the trees and also provide the required maintenance until the trees have taken root which usually takes 12-18 months. Their technicians would travel to the site approximately 2-3 times per week for the first month to provide watering. For the following 11-17 months the technicians would travel to the project weekly as needed to water the trees until they have become established to make sure landscaping is maintained per UDO Article VIII, 8.2.7. This will more than likely be by water trucks as there is not a well on site.

The project would be in compliance with all City of Ennis Design Guidelines, including landscaping and color scheme requirements, per consultation with the city.

1.4.6 Project Operations

The system is currently planning to start commercial operations in 2024 and has a planned useful life of 20 years. Glidepath Power Solutions would be the system owner and operator. The system would be remotely operated by Glidepath personnel. The long-term operational workforce would entail contracted maintenance staff who would maintain the facilities and landscaping on a periodic basis over the project life. The project would require a four-person crew for maintenance visits once a month on average. The crew would normally consist of one operator, one contracted field engineer, and two mechanical or electrical technicians. The project would be primarily operated remotely by Glidepath personnel; thus, no restroom or office facilities are proposed.

Planned maintenance would typically be developed and scheduled a few months in advance. Typical maintenance intervals for major project components include:

- Fire protection system – twice a year
- HVAC – twice a year
- Battery core – twice a year
- Relay protection – once a year
- Project performance testing – once a year

The project is designed with multiple automatic and manual power-down/safety mechanisms. Electrical and fire systems are designed to open breakers automatically during fault conditions. Each container fire protection system would have a signal that would trigger container power-down during fire, electrical fault, overheating, etc. The entire project power-down would occur automatically during electrical fault conditions (e.g., high-voltage, high-frequency, ground fault etc.). In addition, the project would be equipped with breakers that could be opened manually to power-down different equipment or the project as a whole. The manual power-down could be done by local personnel or remote operator.

The project is designed to be in operation for 20 years. After completion of 20 years of operations, most of the project's electrical equipment (breakers, transformers, inverters) would be removed and recycled. Project batteries would be returned to the battery manufacturer for recycling. Equipment foundations and pads would be demolished and removed.

1.5 PHASING AND CONSTRUCTION

The project would be constructed in a single phase. Once the construction of the project begins the duration would be approximately 12 months. Construction would occur Monday through Friday, between the hours of 7 AM and 7 PM. Between 10 and 50 workers would be on-site at any given time each week during construction, which would decrease to 14 or less during the last quarter of construction.

Construction activities would include foundation/concrete work, building construction, electrical/HVAC/fire protection installation, battery rack installation, battery/inverter/controls installation, and grading/paving. Recycling, reduction, and reuse of materials would be incorporated whenever feasible. Construction equipment to be used would include a scraper, excavators, dump trucks, a drum roller, forklifts, a crane, pump trucks, concrete trucks, man lifts, and a boom truck. Low emission construction vehicles and equipment (at least Tier 3 or better) fitted with diesel particulate filters (DPF) would be utilized. Temporary construction staging/laydown/storage areas would be contained within the project site boundary.

1.6 PROJECT DESIGN FEATURES AND BMPS

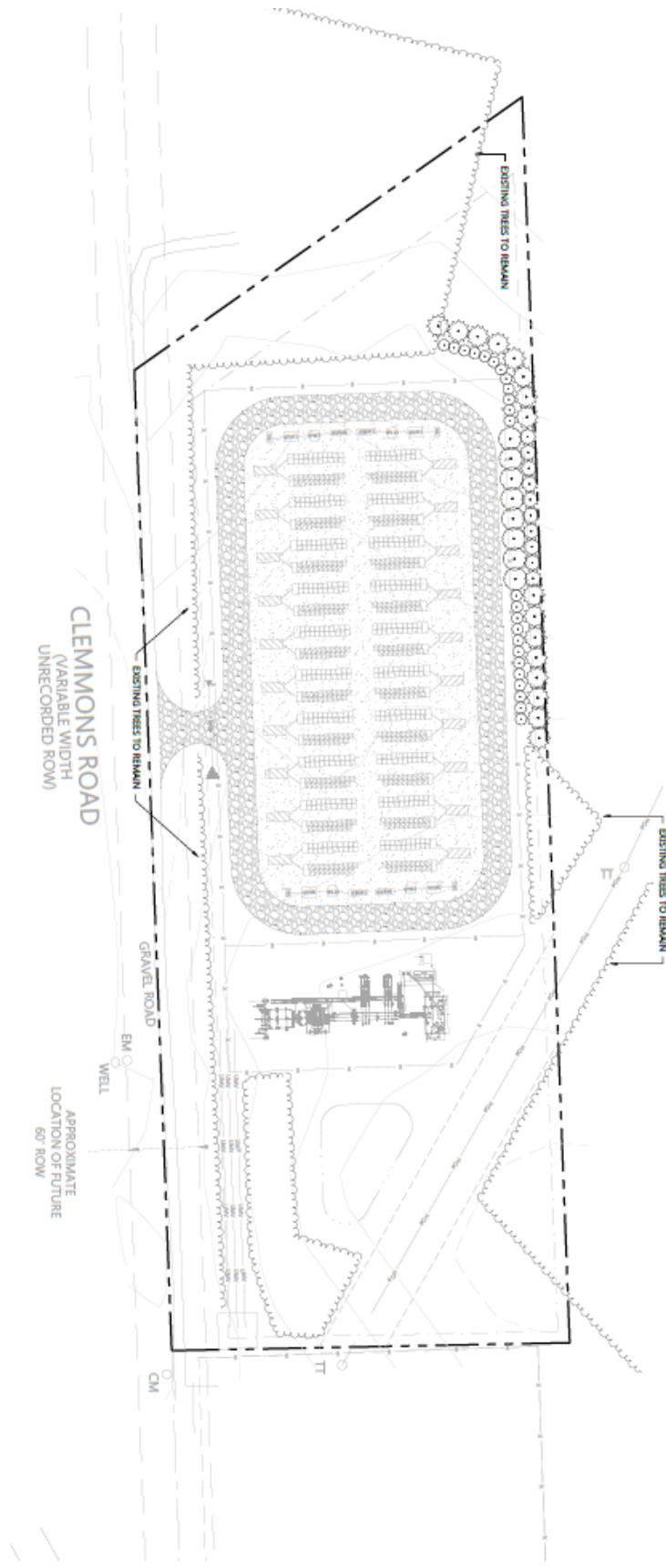
The proposed battery storage facility has been designed to avoid sensitive resources. The facility has been sited within the project parcel to avoid wetlands to the maximum extent feasible. In addition, the existing driveway would be widened and reutilized to minimize any additional impacts associated with necessary access requirements.

The proposed development would conform to the natural topography of the site to the maximum extent practicable. Battery storage containers and inverters/transformers would be placed on individual concrete equipment pads to allow for incorporation of the elevation change of the natural topography. The majority of the proposed facility would consist of permeable gravel infill. Stormwater best management practices would be implemented.

Attachment A – Site Plan



Attachment B – Landscape Plan



Attachment C – Photos (of similar projects)



PREPARED FOR:



500 West Madison, Suite 1210
 Chicago, IL 60661

REVISIONS #	DATE	COMMENT
1	7/25/2023	ADD SCREEN WALL



ELLEN NIRVEN PEARSON BY
 JOE M. HANSEN
 RILEY L. MARCHMAN
 ROBERTA MARCHMAN
 MARY ELLEN KRIVEN MARCH
 SUBTRACT 3
 40' OBJECT 282



Edgewater BSS

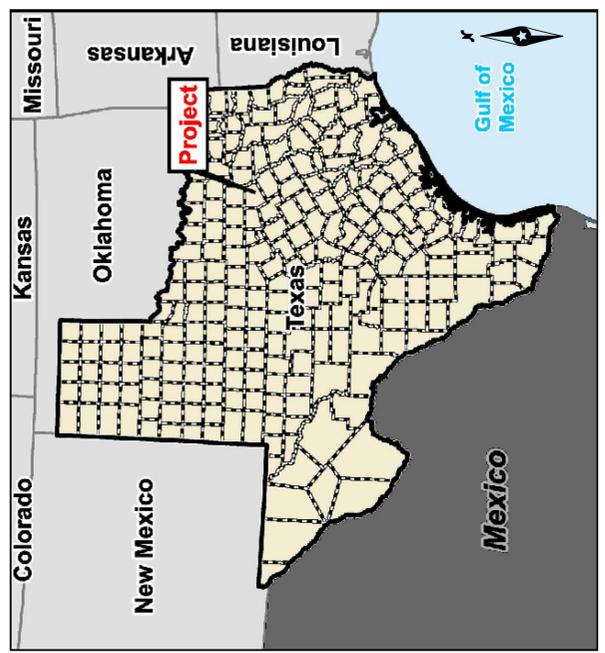
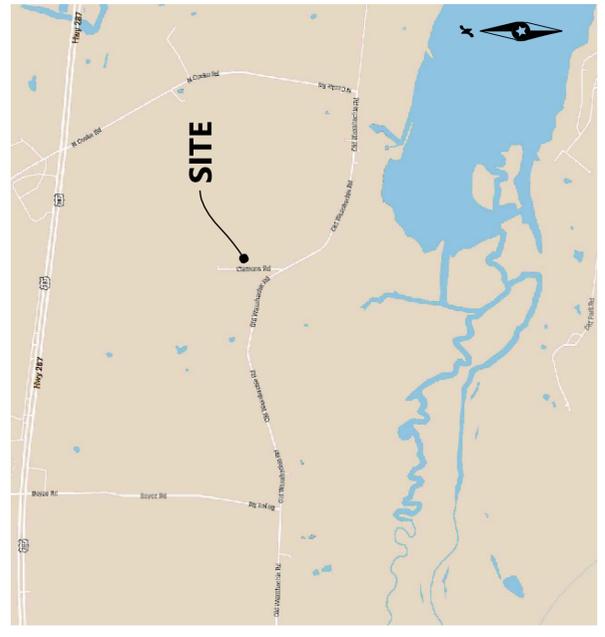
Ellis County, TX

Area Map Exhibit

NOT FOR CONSTRUCTION

DATE: 07/13/2023

SHEET: 1



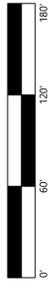
PROXIMITY MAP (NOT TO SCALE)

PREPARED FOR:



500 West Madison, Suite 1210
 Chicago, IL 60661

REVISIONS #	DATE	COMMENT
7/25/2023		ADD SCREEN WALL
8/10/2023		50 MW 4 HR FUTURE EXPANSION



Edgewater BSS

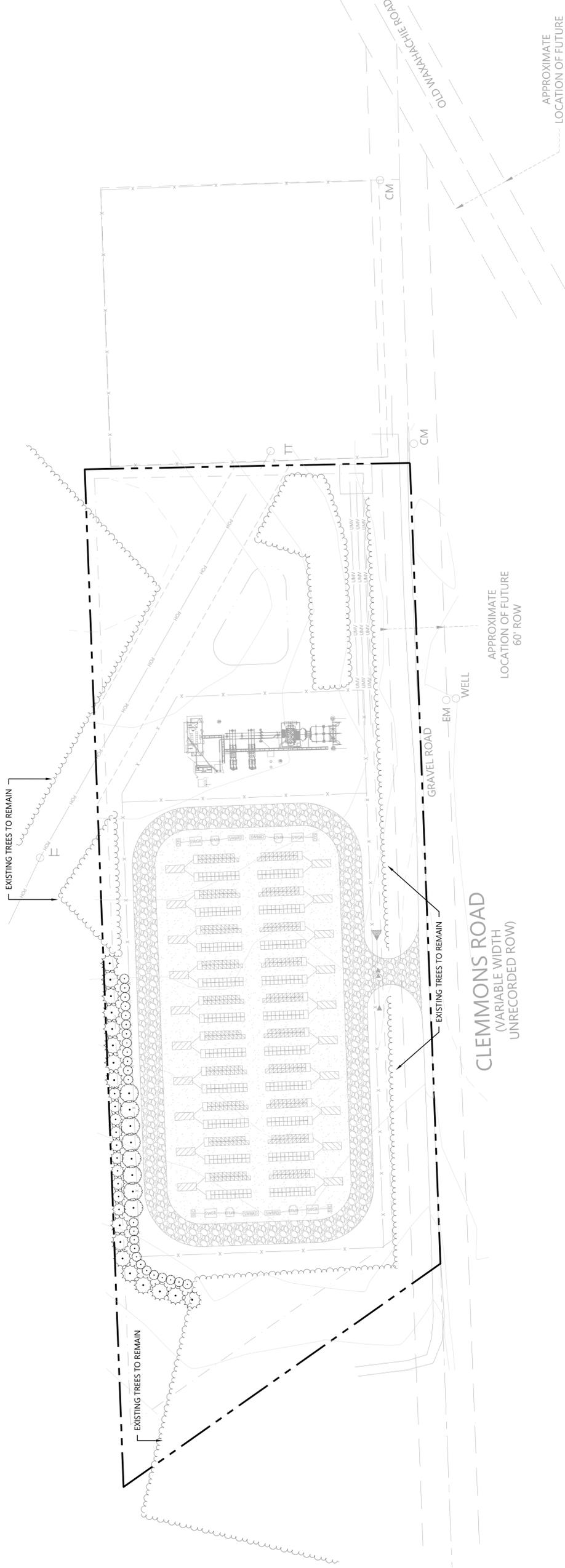
Ellis County, TX

Landscape Plan

NOT FOR CONSTRUCTION

DATE: 08/10/2023

SHEET: 4



PLANT SCHEDULE

EVERGREEN TREES	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.	QTY	UNIT COST	TOTAL
NRS	NELLIE R. STEVENS HOLLY / ILEX X 'NELLIE R. STEVENS'	6' HT B&B	AS SHOWN	10	\$500	\$5,000
SAH	SAVANNAH HOLLY / ILEX X 'ATTENUATA 'SAVANNAH'	3" CAL	AS SHOWN	24	\$450	\$10,800
ERC	EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	6' HT B&B	AS SHOWN	16	\$450	\$7,200
CHL	CHERRY LAUREL / PRUNUS CAROLINIANA	6' HT B&B	AS SHOWN	8	\$500	\$4,000
						TOTAL: \$27,000

LANDSCAPE SUMMARY

CANOPY/EVERGREEN TREE REQUIREMENT
 1 CANOPY/EVERGREEN TREE PER 40 LF OF SITE PERIMETER (457/40= 11.43 TREES) **ONLY PORTIONS OF SITE NOT SCREENED BY EXISTING TREES USED TO CALCULATE 457 LF OF SITE PERIMETER**

*CANOPY/EVERGREEN TREES MAY BE SUBSTITUTED WITH 2 ORNAMENTAL TREES TO ONE CANOPY/EVERGREEN TREE

**NOT MORE THAN 30% OF THE REQUIRED NUMBER OF TREES SHALL BE COMPOSED OF A SINGLE SPECIES.

TREES REQUIRED= 12

TREES PROVIDED= 0

SHRUB REQUIREMENT

6 SHRUBS PER 50 LF OF SITE PERIMETER (457/50= 9.14*6= 54.84 SHRUBS) **ONLY PORTIONS OF SITE NOT SCREENED BY EXISTING TREES USED TO CALCULATE 457 LF OF SITE PERIMETER**

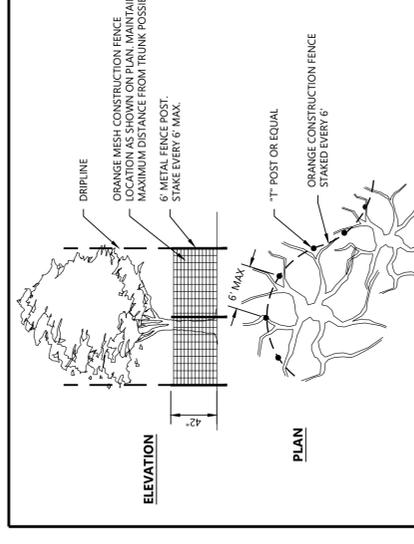
SHRUBS REQUIRED= 55 SHRUBS

SHRUBS PROVIDED= 0

*** A 6" MASONRY SCREENING WALL WILL BE BUILT IN LIEU OF TREES AND SHRUBS BEING PLANTED TO MEET THE LANDSCAPE SCREENING REQUIREMENT ***

**REQUIRED SCREENING OF PERIMETER AREAS NOT COUNTED AS PART OF ABOVE CALCULATIONS ACHIEVED VIA EXISTING TREES TO REMAIN AND SATISFY THE SCREENING REQUIREMENTS AS ALLOWED PER CODE 8.2.5.6.B. **

LANDSCAPE LEGEND



- NOTES:
- PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
 - NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT SHALL BE ALLOWED WITHIN THE TREE PROTECTION ZONE.
 - APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BRIEFED ON TREE PRESERVATION TECHNIQUES.

Westwood	TREE PROTECTION	LAST REVISED 08/15/23
		GD36



Edgewater Grid Support Center

Fire Safety Information

The following information about the Edgewater Grid Support Center battery energy storage project is preliminary. Detailed engineering and battery procurement will occur once a Special Use Permit is obtained. GlidePath seeks a Special Use Permit conditioned upon compliance with all applicable fire codes. In addition to the Special Use Permit, GlidePath will, prior to starting construction, submit detailed engineering plans as required to obtain a building permit. These plans will demonstrate conformance with all applicable fire and other relevant codes.

General Description

The site will consist of approximately twenty (20) prefabricated steel containers, similar in appearance to shipping containers. Each will be placed on a concrete pad or piers. The containers have one or more air handling (HVAC) units to provide optimal operating conditions for the battery systems enclosed in the containers. For reference, a typical HVAC unit for these containers is a 6-ton Bard model W72AB (exact equipment to be determined in detailed engineering phase). Battery systems operate as direct current (DC) devices and need to be connected to an inverter to interact with the electric grid, which uses alternating current (AC). Several battery enclosures will be connected to feed a single inverter, which will be connected to a pad-mounted transformer to convert the inverter AC voltage to match the local distribution system.

Energy Storage Systems will be listed under UL 9540 (Standard for Energy Storage Systems and Equipment). Inverters will be listed under UL 1741 (Standard for Inverters, Converters, Controllers and Interconnection System Equipment for Use with Distributed Energy Resources).

ERCOT interconnection facilities, which tie the project to the grid, will be placed near the site entrance.

An aggregate surface on site will minimize fire hazard.

Battery Type

This facility will use lithium-ion batteries. There are several different lithium-ion chemistries used for this application, and specific battery chemistry will be determined during the detailed engineering and procurement stage of the project prior to applying for a building permit.

Lithium Ion Safety

Lithium-ion batteries are a proven and safe technology and there are hundreds of grid connected battery energy storage systems safely operating around the world. Like with any grid-scale electrical equipment, however, certain conditions elevate the risk of fire and other thermal events. GlidePath carefully monitors and controls for each condition.

Impact, puncture or other mechanical damage

GlidePath's batteries are shipped in well-designed protective containers which include tamper-proof tilt and shock sensors that clearly indicate if that container has experienced rough handling, even if not visible. Batteries whose sensors indicate shock or damage will be returned to the manufacturer.

Overcharging

Fail-safe systems with backup power constantly monitor each battery's state of charge to prevent overcharging. In the event of a fault, power to the system is cut automatically and our control center is alerted. Real-time monitoring, trend analysis, and predictive modeling allows GlidePath's technical staff to identify battery cells or modules that not performing as expected and repair or replace them prior to failure or malfunction.

Overheating

Temperatures within each module are automatically monitored. Should the container or any individual cell begin to overheat, warning alarms and/or automatic shutdown procedures will be initiated. In the event that early detection systems do not detect or fail to prevent a more serious fire from occurring, multi-stage fire detection and suppression systems are in place to react automatically as needed.

Short Circuits

The project's monitoring system automatically detects short circuits and disconnects power within microseconds.

With the above controls, a battery energy storage facility is safe to operate, and will quickly neutralize potentially unsafe battery conditions in order to prevent, detect, and minimize the impact of fire or thermal runaway.

Backup Power and other Safety Measures

The safety-critical systems described above will have UPS backup. Backup power is also provided to substation equipment to disconnect from the grid in the event of any incident. If HVAC systems are unable to keep the enclosures within specified operating ranges, the system to shut down and disconnect from the grid. Exact design of the HVAC system and interaction with alarms will be performed during the detailed engineering phase and included in the materials submitted prior to obtaining a building permit.

GlidePath's control system included real-time monitoring, trend analysis, and predictive modeling which allows GlidePath's technical staff to identify battery cells or modules that not performing as expected and repair or replace them prior to failure or malfunction. GlidePath only uses proven technology from established manufacturers in its projects and this is not a test facility or pilot project. It is typical for GlidePath's suppliers to provide long-term warranty and/or service contracts and, in addition to GlidePath's monitoring, the manufacturer also will monitor the project and implement software updates and other technical service improvements as needed.

Fire Suppression System

This will be designed in detailed engineering phase in accordance with all applicable codes and battery supplier recommendations and will be submitted for review prior to obtaining the building permit. For a containerized system proposed at Edgewater, a gas type suppression is typical. Such systems may use Novec gas, FM200, Stat-X or similar clean agent fire suppression, again specific to the battery chemistry.

Details such as the distribution and timing for release of suppression will be included in the detailed engineering materials submitted prior to obtaining the building permit. Time to release will be designed per final layout, to accommodate evacuation. Local override capabilities will be provided at the fire control panel and within the site and the use of the override and other system controls will be included in the project's Emergency Action Plan.

There will be an annunciator placed at safe distance with alarm beacons and sounders.

No offgassing occurs during normal operations of the battery system. During fire conditions, the expected components of smoke will depend on the battery chemistry selected. GlidePath has engaged expert battery and fire safety consultants to validate the battery supplier fire protection system recommendations and will also seek input from local fire officials as well as part of the detailed design of the fire suppression system.

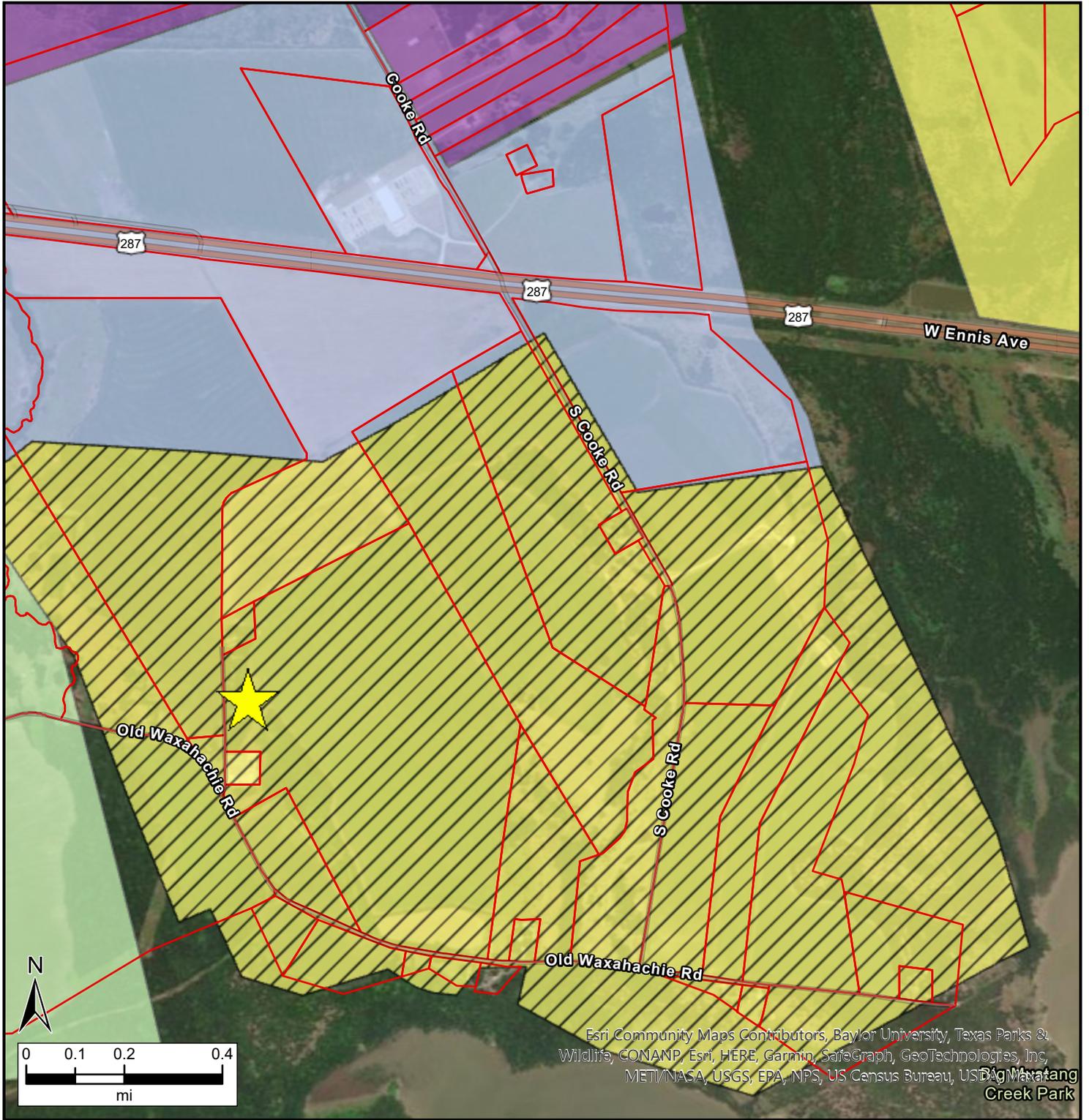
Overall firefighting approach:

GlidePath's Emergency Action Plan will specify that firefighting efforts should focus on controlling the perimeter and preventing spread to surroundings, while allowing the project's containment and other fire mitigation components to function as designed to contain the fire within the affected portion of the project.

With input from the local fire department, battery supplier, and industry expert consultants, the fire portion of the Emergency Action Plan will define safe perimeters in the event of a fire, as is typical for any other industrial structures that contain fire risks.

GlidePath will host on-site training for area emergency agencies before start of operations and periodically thereafter, to familiarize first responders with the site. The scope and scale of the training will be coordinated with the attending agencies but may include both classroom training as well as on-site drills in various conditions. GlidePath's 24 hour control center will be included in these trainings and drills.

Future Land Use Plan



Legend

- | | |
|---|--|
|  Parcels |  Existing Traditional Neighborhoods |
|  Business Park |  Industrial |
|  Cemetery |  Industrial Buffer |
|  Downtown |  Industrial Transition |
|  Existing Neighborhoods |  New Lakefront Neighborhoods |

New Lakefront Neighborhoods
 This land use designation is intended to guide the location of future residential neighborhoods adjacent to major water features such as Lake Bardwell and Lake Clark. The vision is to encourage new neighborhoods that are livable, diverse, and sustainable by catering for different lifestyles and all generations, and by taking advantage of visibility and public access to and along the lakes. They are intended to provide for a range of residential types from townhomes to patio homes to estate homes within a walkable neighborhood context.

P&Z Case No. 23.08.29



(5) Letters Sent
(0) Approvals
(0) Protests



**P&Z COMMISSION
NOVEMBER 13, 2023
MEETING MINUTES**

**MINUTES
CITY OF ENNIS
PLANNING AND ZONING COMMISSION
Monday, November 13, 2023, 6:00pm**

Commission Members Present: Lynda Isbell (Chairperson), Lonnie Redning, David Sacha, Jeremiah McCauley

Commission Members Absent: Ian Coleman (Vice Chairperson), Jasper Hughes, John Young, David Dillon,

City Staff Present: Troy Foreman, Assistant Director of Planning & Development; Erica Stubbs, City Planner; Jorge Barake, City Planner

I. CALL TO ORDER

Roll Call and Quorum established by **Jorge Barake**
Recitation of the Pledge of Allegiance
Invocation
Meeting called to order by **Chairperson Lynda Isbell** at 6:02 pm

II. CONSENT AGENDA

1. Approval of September 11, 2023, Regular Meeting Minutes

Motion by **Commissioner Lonnie Redning**; second by **Commissioner Jeremiah McCauley** to approve the September 11, 2023, regular meeting minutes as submitted.
A vote was cast, 4 in favor, 0 against. Motion passed.

III. INDIVIDUAL ITEMS FOR CONSIDERATION

- a. Conduct a public hearing and discuss and consider approving a SPECIFIC USE PERMIT (SUP) in an Agricultural (A) zoning district to develop a 50-megawatt Battery Energy Storage System on a lot measuring approximately 7.71 acres located on Clemmons Road immediately adjacent to the Brazos Electric Power Co-op substation in the City of Ennis, Ellis County, Texas. Portion of PID190366. Requested by Glidepath Power Solutions. P&Z Case No. 23.08.29

Item presented by City Planner Erica Stubbs

Chairperson Lynda Isbell opened the public hearing.

Chuck Beisner, applicant's representative, briefed the commissioners on the proposed development.

Chairperson Lynda Isbell closed the public hearing.

After discussion and consideration, a Motion was made by **Chairperson Lynda Isbell**; second by **Commissioner David Sacha** to approve the request for a Specific Use Permit (SUP) as presented.

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

- b. Conduct a public hearing and discuss and consider approving a SPECIFIC USE PERMIT (SUP) in a Corridor Commercial (CC) zoning district for the establishment and operation of *Off The Streetz Trikez*, a specialty motorcycle sales business, to be located at 10561 W Highway 287, Building 1, Suites 103 – 105 in the City of Ennis, Ellis County, Texas. PID 283027. Requested by Frank Minaro. P&Z Case No. 23.10.03

Item presented by City Planner Jorge Barake

Chairperson Lynda Isbell opened the public hearing.

The applicant, Frank Minaro, briefed the commissioners on the proposed development.

Chairperson Lynda Isbell closed the public hearing.

**MINUTES
CITY OF ENNIS
PLANNING AND ZONING COMMISSION
Monday, November 13, 2023, 6:00pm**

After discussion and consideration, a Motion was made by **Commissioner Lonnie Redning**; second by **Commissioner Jeremiah McCauley** to approve the request for a Specific Use Permit (SUP) as presented.

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

- c. Conduct a public hearing to discuss and consider approving a PRELIMINARY PLAT for a 9.85-acre tract of land situated in the James M. W. Galtan Survey, City of Ennis, Ellis County, Texas, and a part of a called 6.32 Acre tract conveyed to Angeline S. Juenemann, trustee by deed recorded on July 26, 2010 in Instrument No. 1016467 in Deed Records of Ellis County, Texas, also being a part of a called 26.05 acre tract conveyed to Joe E. Vrana, Et Al. in Volume 700, Page 1110 in Deed Records of Ellis County, Texas. Northwest corner of US 287 and SH 34. PID Nos. 184353 and 184354. Requested by Atwell, LLC. P&Z Case No. 23.09.22

Item presented by City Planner Jorge Barake

Chairperson Lynda Isbell opened the public hearing.

Chairperson Lynda Isbell closed the public hearing.

After discussion and consideration, a Motion was made by **Commissioner Lonnie Redning**; second by **Commissioner David Sacha** to approve the request for a Preliminary Plat as presented.

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

- d. Conduct a public hearing to discuss and consider approving a PRELIMINARY PLAT being a portion of Tract N, Subdivisions 2 and 3, Division I of the City of Ennis (also known as being a portion of Lots 2, 3 and 4 of H. J. PERKINS SUBDIVISION), in the City of Ennis, Ellis County, Texas and being all of a called 0.9206 acre tract conveyed to them by Instrument Number 2112621 of the Official Public Records of Ellis County, Texas. N Breckenridge St at E Tyler St. Requested by Mr. and Mrs. Rodolfo Hernandez. P&Z Case No. 23.07.20.

Due to issues with the Preliminary Plat, the item was pulled from the agenda and postponed to be heard at a later date (TBD). No action on the item was taken.

IV. ADJOURNMENT

With no other business, **Chairperson Lynda Isbell** declared the meeting adjourned at approximately 6:28 pm.

ATTEST:



Jorge Barake, City Planner



Erica Stubbs, City Planner

APPROVED:



Lynda Isbell, Chairperson





**EXCERPT FROM
CITY COMMISSION PACKET
DECEMBER 5, 2023**

ENNIS CITY COMMISSION
AGENDA SUMMARY FORM



To: City Commission

Subject: Conduct a Public Hearing and discuss and consider an Ordinance approving a Specific Use Permit (SUP) in an Agricultural (A) zoning district to develop a 50-megawatt Battery Energy Storage System on a lot measuring approximately 7.71 acres located on Clemmons Road immediately adjacent to the Brazos Electric Power Co-op substation in the City of Ennis, Ellis County, Texas. Portion of PID190366.

Meeting: ENNIS CITY COMMISSION - 05 Dec 2023

Department: Building Official

Staff Contact: Erica Stubbs, Planner

BACKGROUND INFORMATION:

On November 13, 2023, the Planning and Zoning Commission held a public hearing and considered a Specific Use Permit (SUP) in an Agricultural (A) zoning district to develop a 50-megawatt Battery Energy Storage System on a lot measuring approximately 7.71 acres located on Clemmons Road immediately adjacent to the Brazos Electric Power Co-op substation in the City of Ennis, Ellis County, Texas. Portion of PID190366.

The Planning and Zoning Commission voted in favor of approving the Specific Use Permit (SUP). The proposed development meets the use and development standards as specified in the Unified Development Ordinance.

FINANCIAL IMPACT:

None

POLICY IMPLICATIONS:

None

RECOMMENDATION:

Planning and Zoning Commission recommends approval.

ALTERNATIVES:

N/A

ATTACHMENTS:

[ORDINANCE NO.-An Ordinance granting an SUP for a 50 megawatt battery energy storage system on 7.71 acres, portion of PID 190366 - Pdf](#)
[SPO Responses 23.08.29](#)



ORDINANCE NO.

AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, GRANTING A SPECIFIC USE PERMIT TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A 50 MEGAWATT BATTERY ENERGY STORAGE SYSTEM FOR GLIDEPATH POWER SOLUTIONS, ON A LOT MEASURING APPROXIMATELY 7.71 ACRES IN THE CITY OF ENNIS, ELLIS COUNTY, TEXAS, PORTION OF ELLIS CAD ID 190366, ZONED "A" AGRICULTURAL; PROVIDING SEVERABILITY, REPEALING AND SAVINGS CLAUSES; PROVIDING FOR A PENALTY NOT EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) PENALTY CLAUSE FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Ennis, Texas has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Ennis, Texas to approve a Specific Use Permit (SUP), as set forth below; and

WHEREAS, a Specific Use Permit (SUP) for the construction and operation of a 50 megawatt battery energy storage system has been requested by Glidepath Power Solutions to be located at an approximately 7.71 acre lot, tract, or parcel of land in the City of Ennis, Ellis County, Texas, portion of Ellis CAD ID 190366, and more particularly described in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the Planning and Zoning Commission of the City and the City Commission, in compliance with the laws of the State of Texas and the ordinances of the City, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of their legislative discretion have concluded that the Specific Use Permit (SUP) should be granted.

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

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

SECTION 2. Specific Use Permit Granted. A Specific Use Permit (SUP) for the approximately 7.71 acre lot, tract, or parcel of land in the City of Ennis, Ellis County, Texas is hereby granted on the property described in Exhibit A, attached hereto and incorporated herein, subject to the following conditions:

1. The City Commission may initiate the repeal of the Specific Use Permit (SUP) if the use for which granted has not commenced within one (1) year of the date of this ordinance.
2. In the event the building, premises or land use under this ordinance is voluntarily vacated for a period in excess of 180 days, the use of the same shall thereafter conform to the regulations of the original zoning district of such property unless a new and separate Specific Use Permit is granted for continuation of the same.
3. A maximum of 20 battery storage containers are allowed on the site.
4. Masonry and vegetative screening must be installed and maintained.
5. After the land use has been vacated, the property shall be completely cleared of all equipment, foundations, and pads. The site shall be left in a manner conducive for agricultural use.

SECTION 3. Enforcement. Any person or corporation who shall violate any of the provisions of this SUP shall be subject to the penalties set forth in Article 3.4, Enforcement and Penalties, of the City of Ennis Unified Development Ordinance.

SECTION 4. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. City of Ennis hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 5. Effective Date. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases require.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 5th day of December, 2023

ANGELINE JUENEMANN, Mayor

ATTEST:

ANGIE WADE, City Secretary

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

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. 23.08.29

PID No. 190366

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **November 13, 2023, at 6:00 PM** and the City Commission on **December 5, 2023, at 6:30 PM** in The City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During this Public Hearing, the Planning and Zoning Commission will:

Conduct a public hearing and discuss and consider approving a SPECIFIC USE PERMIT (SUP) in an Agricultural (A) zoning district to develop a 50-megawatt Battery Energy Storage System on a lot measuring approximately 7.71 acres located on Clemmons Road immediately adjacent to the Brazos Electric Power Co-op substation in the City of Ennis, Ellis County, Texas. Portion of PID190366. Requested by Glidepath Power Solutions. P&Z Case No. 23.08.29

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on November 8, 2023.**

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. When the protests received by the deadline date as stated above contain the signatures of the owner(s) of at least 20% of either: (1) the area of the lots or land covered by the proposed changes; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, then the favorable vote of the City Commission shall change to a three-fourths (3/4) majority of the commissioners. Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

<p style="text-align: center;"><u> X </u> IN FAVOR OF</p> <p style="text-align: center;"><i>Lynn Granel</i> _____ Signature</p>	<p style="text-align: center;">_____ 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>
--	--

PLEASE MAIL OR DELIVER TO:

OR

E-MAIL TO

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

estubbs@ennistx.gov
jbarake@ennistx.gov

THE SPANIEL LYNN & WENDY REVOCABLE LIVING TRUST
416 S Cooke Rd
Ennis TX 75119-1198

NOV 08 2023

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

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. 23.08.29

PID No. 190367

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **November 13, 2023, at 6:00 PM** and the City Commission on **December 5, 2023, at 6:30 PM** in The City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During this Public Hearing, the Planning and Zoning Commission will:

Conduct a public hearing and discuss and consider approving a SPECIFIC USE PERMIT (SUP) in an Agricultural (A) zoning district to develop a 50-megawatt Battery Energy Storage System on a lot measuring approximately 7.71 acres located on Clemmons Road immediately adjacent to the Brazos Electric Power Co-op substation in the City of Ennis, Ellis County, Texas. Portion of PID190366. Requested by Glidepath Power Solutions. P&Z Case No. 23.08.29

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on November 8, 2023.**

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. When the protests received by the deadline date as stated above contain the signatures of the owner(s) of at least 20% of either: (1) the area of the lots or land covered by the proposed changes; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, then the favorable vote of the City Commission shall change to a three-fourths (3/4) majority of the commissioners. Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

<p style="text-align: center;"><u> X </u> IN FAVOR OF</p> <p style="text-align: center;"><u>Wendy Spaniel</u> Signature</p>	<p style="text-align: center;">_____ 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>
--	--

PLEASE MAIL OR DELIVER TO:

OR

E-MAIL TO

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

estubbs@ennistx.gov
jbarake@ennistx.gov

THE SPANIEL LYNN & WENDY REVOCABLE LIVING TRUST
416 S Cooke Rd
Ennis TX 75119-1198



**CITY COMMISSION
DECEMBER 5, 2023
MEETING MINUTES
&
ORDINANCE NO. 23-1205-F1**

ENNIS CITY COMMISSION REGULAR SESSION MINUTES
TUESDAY, DECEMBER 5, 2023

A. CALL TO ORDER

Mayor Juenemann called a Regular Session of the Ennis City Commission to order Tuesday, December 5, 2023, at 7:06 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman, Ennis, Texas 75119.

City Secretary Angie Wade called roll and verified a quorum:

Mayor Juenemann	present	Commissioner Raburn	present
Mayor Pro Tem Holland	present	Commissioner Watson	present
Commissioner Pruitt	present	Commissioner Honza	present
Commissioner Jones	present		

The Invocation was given by County Commissioner Lane Grayson.
The Pledge of Allegiance was led by Mayor Juenemann.

B. PRESENTATIONS

B.1. New Employee Introductions

City Manager Marty Nelson introduced new employees Charles Edwards, Wastewater Plant Operator; and Coty Reamy, Heavy Equipment Operator II.

B.2. Retiree Recognition

Mr. Nelson congratulated Streets Superintendent John Knight on his retirement and presented him with a plaque. Mr. Knight served the City of Ennis for 33 years.

B.3. Equipment Services Update

Finance Director Stephen Barnes and Equipment Services Supervisor Eric Contreras presented photos of the recent updates to the equipment services shop to include restrooms, floors, lube system, mobile column lifts, insulation to walls and garage doors, and shop lights.

B.4. Holiday Events Update

Marketing Director Ashley Colunga addressed the Commission on the upcoming holiday events to include GAF Holiday Tubing on December 8th and 9th; holiday roller skating Dec 15th – 17th; Cookies with Ms. Claus; Lucky Car Show and the toy drive with Fox 4 News on Dec 14th.

C. CITIZEN PUBLIC COMMENT PERIOD

Charlene Rushing, 200 Valek #3101, spoke regarding lack of curb appeal due to inconsistencies in trash pick-up.

D. COMMISSION UPDATES

Commissioner Honza thanked all staff for their dedication and hard work.
Commissioner Raburn thanked the stakeholders for their participation in the Tourism Master Plan discussions.

E. CONSENT

E.1. Approval of the Minutes for the November 7, 2023 Ennis City Commission Briefing Session and Regular Meeting.

E.2. Approval of a Resolution of the City Commission of the City of Ennis, Texas, authorizing the Donation of Surplus Property to Soul's Harbor Thrift Store.

E.3. Approval of a Resolution authorizing the City Manager and/or Chief of Police to purchase a Polaris Ranger Crew XP 1000 NorthStar Premium UTV (Utility Task Vehicle) with appropriate graphics, emergency equipment and accessories from Polaris Sales Inc. in an amount not to exceed \$38,444.73 allocated from the Crime Control Prevention District Fund as budgeted, on behalf of the Ennis Police Department.

E.4. Approval of a Resolution authorizing the City Manager to execute an agreement with Locality Media Inc., to provide records management software for the fire department for an initial 9-month subscription term in the amount of \$7,912.50 and the following 12-month subscription term in the amount of \$10,550.

Mayor Juenemann read consent agenda items E1 through E4. Commissioner Raburn made a motion, seconded by Mayor Pro Tem Holland, to approve the consent agenda as read.

A vote was cast, 7 in favor, 0 against. Motion passed.

F. ITEMS FOR INDIVIDUAL CONSIDERATION

[Mayor Juenemann re-ordered by reading item F8 first]

F.8. Discuss and consider approval of a Resolution authorizing the City Manager to execute a grant agreement by and between the City of Ennis, Texas and the Heights Ellis County Advocacy Center in the amount of \$50,000 to be funded by the Quality Incentive Payment Program (QIPP) fund.

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Raburn to approve the grant agreement between the City of Ennis and the Heights Ellis County Advocacy Center in the amount of \$50,000 as presented.

A vote was cast, 7 in favor, 0 against. Motion passed.

F.1. Conduct a Public Hearing and discuss and consider approval of an Ordinance authorizing a Specific Use permit (SUP) in an Agricultural (A) zoning district to develop a 50-megawatt Battery Energy Storage System on a lot measuring approximately 7.71 acres located on Clemmons Road immediately adjacent to the Brazos Electric Power Co-op substation in the City of Ennis, Ellis County, Texas. Portion of PID 190366.

Mayor Juenemann read the item. A public hearing was opened at 7:06 P.M.; no one spoke and the public hearing was closed at 7:07 P.M. Commissioner Jones made a motion, seconded by Commissioner Pruitt, to approve the ordinance authorizing a specific use permit as presented.

A vote was cast, 7 in favor, 0 against. Motion passed.

F.2. Conduct a Public Hearing and discuss and consider approval of an Ordinance authorizing a Specific Use Permit (SUP) establishment and operation of a specialty motorcycle business (Off the Streetz Trekz) in the Corridor Commercial (CC) District at 10531 West Highway 287, PID No. 283027.

Mayor Juenemann read the item. A public hearing was opened at 7:10 P.M.; no one spoke and the public hearing was closed at 7:10 P.M. Mayor Pro Tem Holland made a motion, seconded by Commissioner Watson, to approve an ordinance authorizing a specific use permit as presented.

A vote was cast, 7 in favor, 0 against. Motion passed.

F.3. Discuss and consider approval of an Ordinance Amending Chapter 17, “Traffic and Vehicles,” Article V, “Obstructions” by amending Sections 17-122, 17-124, and 17-125 relating to the minimum clearance of tree limbs over streets and sidewalks and enforcement of the same.

Mayor Juenemann read the item. Health Director Kevin Howard addressed the Commission stating that the ordinance will increase the minimum height for tree limbs over streets to 14 feet and over sidewalks to 8 feet. The exhibit will be amended to include markers depicting property lines. Commissioner Raburn made a motion, seconded by Commissioner Jones to approve the ordinance as presented.

A vote was cast, 7 in favor, 0 against. Motion passed.

F.4. Conduct a Public Hearing and consider approval of a Resolution for the creation of Project ALP Ennis, and funding in an amount not to exceed \$71,000 for the completion of an Ennis airport business plan, airport rules and regulations, airport minimum standards, and airport rates and charges to best determine future development of land, buildings and infrastructure at Ennis Airport.

Mayor Juenemann read the item. Economic Development Director Jim Wehmeier provided information on the project and stated that \$70,300 would be transferred from the EDC fund to the Airport fund to cover the cost of the study. A public hearing was opened at 7:15 P.M.; no one spoke and the public hearing was closed at 7:15 P.M. Mayor Pro Tem Holland made a motion, seconded by Commissioner Watson, to approve the resolution as presented.

A vote was cast, 7 in favor, 0 against. Motion passed.

F.5. Discuss and consider approval of a Resolution authorizing the execution of an Amended and Restated Development Agreement between the City of Ennis, the Ennis Economic Development Corporation, and Lackland Holdings LLC for the Hollow Subdivision.

Mayor Juenemann read the item. Commissioner Raburn made a motion, seconded by Commissioner Jones to approve the resolution authorizing the Amended and Restated Development agreement between the City of Ennis, the Ennis Economic Development Corporation, and Lackland Holdings LLC for the Hollow Subdivision.

A vote was cast, 7 in favor, 0 against. Motion passed.

F.6. Conduct a Public Hearing and discuss and consider approval of a Resolution authorizing and creating the Hollow Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; resolving other matters incident and related thereto; and providing an effective date.

Mayor Juenemann read the item. Jim Wehmeier informed the Commission that the resolution authorized the creation of the PID, which designates an area that allows the developer to assess fees to future homeowners in order to offset the unexpected cost of addressing the flood plain issues; Zachary Little with Mary Petty & Assoc. was also available to answer questions. A public hearing was opened at 7:25 P.M. A representative with the developer and builder, Riverside, addressed the Commission. The public hearing was closed at 7:26 P.M. Commissioner Raburn made a motion, seconded by Commissioner Pruitt, to approve the resolution as presented.

A vote was cast, 7 in favor, 0 against. Motion passed.

F.7. Discuss and consider a Resolution determining the costs of certain authorized improvements to be financed within the Hollow Public Improvement District; approving a

preliminary service assessment plan, including the proposed assessment roll; directing the filing of the proposed assessment roll with the city secretary to make available for public inspection; noticing a public hearing for January 16, 2024 to consider an ordinance levying assessments on property located within the Hollow Public Improvement District; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto; and providing an effective date.

Mayor Juenemann read the item. Commissioner Raburn made a motion, seconded by Commissioner Jones, to approve the resolution as presented.

A vote was cast, 7 in favor, 0 against. Motion passed.

F.9. Discuss and consider approval of a Resolution authorizing the City Manager to execute a Grant Agreement by and between the City of Ennis, Texas and Ennis C.A.R.E.S., a Texas Nonprofit Corporation, in the amount of \$75,000 to be funded by the Quality Incentive Payment Program (QIPP).

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Watson, to approve the grant agreement between the City of Ennis and Ennis C.A.R.E.S. in the amount of \$75,000.

A vote was cast, 7 in favor, 0 against. Motion passed.

F.10. Discuss and consider approval of a Resolution authorizing the City Manager to execute documents related to upgrades and additions to the outdoor warning siren system, totaling 10 sirens, to be completed by American Signal Corporation through a TIPS -Co-Op contract in the amount of \$337,961.86 plus contingencies.

Mayor Juenemann read the item. City Manager Nelson informed the Commission that upgrades and additions should state a total of 9 sirens. Fire Marshal Chad Wester stated that the current system dates back to 1980; proposing to replace 6 current sirens and add an additional 3 sirens. Commissioner Raburn made a motion, seconded by Commissioner Jones, to approve the resolution as presented.

A vote was cast, 7 in favor, 0 against. Motion passed.

F.11. Discuss and consider approval of a Street Closure/Events Permit for Toys for Tots Toy Drive, December 14, 2023.

Mayor Juenemann read the item. Mayor Pro Tem Holland made a motion, seconded by Commissioner Watson, to approve the requested street closure as presented.

A vote was cast, 7 in favor, 0 against. Motion passed.

F.12. Discuss and consider reappointments to Planning and Zoning Commission for terms expiring July 31, 2025.

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Commissioner Pruitt, to reappoint Jasper Hughes, Ian Coleman, Lonnie Redning, and Jeremiah McCauley to the Planning and Zoning Commission for terms expiring July 31, 2025.

A vote was cast, 7 in favor, 0 against. Motion passed.

F.13. Discuss and consider reappointments to the Historic Landmark Commission for terms expiring July 31, 2025.

Mayor Juenemann read the item. Commissioner Raburn made a motion, seconded by Mayor Pro Tem Holland, to reappoint Dixie Gilmore, Charlene Russell, and Nora Puckett to the Historic Landmark Commission for terms expiring July 31, 2025.

A vote was cast, 7 in favor, 0 against. Motion passed.

F.14. Discuss and consider reappointments to the Parks Board for terms expiring July 31, 2026.
Mayor Juenemann read the item. Commissioner Pruitt made a motion, seconded by Commissioner Jones, to reappoint Matthew Stubbs and Mark Novy to the Parks Board for terms expiring July 31, 2026.

A vote was cast, 7 in favor, 0 against. Motion passed.

F.15. Discuss and consider reappointments to the Railroad and Cultural Heritage Museum Board for terms expiring July 31, 2025.

Mayor Juenemann read the item. Commissioner Watson made a motion, seconded by Commissioner Honza, to reappoint John McIntosh, Robby Keever, Dane Williams, and Justin Spence to the Railroad and Cultural Heritage Museum Board for terms expiring July 31, 2025.

A vote was cast, 7 in favor, 0 against. Motion passed.

[Mayor Juenemann recessed the Commission into closed session at 7:47 P.M.]

G. EXECUTIVE SESSION

G.1. Section 551.087 – Deliberation regarding Economic Development Negotiations:

1. Project Provo

G.2. Section 551.071 – Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

1. Bluebird Medical Enterprises, LLC, dba Allegiance Mobile Health, Contract for Ambulance Services.

[Mayor Juenemann reconvened the Commission into Open Session at 8:20 P.M.]

H. ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION

H.1. Public Hearing and action for Project Provo.

Mayor Juenemann read the item. Economic Development Director Jim Wehmeier presented the terms of the proposed agreement to include partial refunds of property and sales taxes paid. A public hearing was opened at 8:26 P.M. No one spoke and the public hearing was closed at 8:26 P.M.

Mayor Pro Tem Holland made a motion, seconded by Commissioner Honza, to approve the incentive agreement with Sonoma Trail Partners as presented and authorize the Mayor to execute all necessary documents.

A vote was cast, 7 in favor, 0 against. Motion passed.

H.2. Discuss and consider a Resolution authorizing the City Manager to execute an agreement with Bluebird Medical Enterprises, LLC, DBA Allegiance Mobile Health, to provide ambulance services for the City of Ennis.

Mayor Juenemann read the item. Commissioner Honza made a motion, seconded by Mayor Pro Tem Holland, to approve the item as read. A vote was cast, 7 in favor, 0 against. Motion passed.

I. ADJOURN

With no other business before the Commission, Mayor Juenemann declared the meeting adjourned at 8:30 P.M.

ATTEST:

Angie Wade
CITY SECRETARY

APPROVED:

Angelina Jones
MAYOR







ORDINANCE NO. 23-1205-F1

AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, GRANTING A SPECIFIC USE PERMIT TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A 50 MEGAWATT BATTERY ENERGY STORAGE SYSTEM FOR GLIDEPATH POWER SOLUTIONS, ON A LOT MEASURING APPROXIMATELY 7.71 ACRES IN THE CITY OF ENNIS, ELLIS COUNTY, TEXAS, PORTION OF ELLIS CAD ID 190366, ZONED "A" AGRICULTURAL; PROVIDING SEVERABILITY, REPEALING AND SAVINGS CLAUSES; PROVIDING FOR A PENALTY NOT EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) PENALTY CLAUSE FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Ennis, Texas has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Ennis, Texas to approve a Specific Use Permit (SUP), as set forth below; and

WHEREAS, a Specific Use Permit (SUP) for the construction and operation of a 50 megawatt battery energy storage system has been requested by Glidepath Power Solutions to be located at an approximately 7.71 acre lot, tract, or parcel of land in the City of Ennis, Ellis County, Texas, portion of Ellis CAD ID 190366, and more particularly described in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the Planning and Zoning Commission of the City and the City Commission, in compliance with the laws of the State of Texas and the ordinances of the City, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of their legislative discretion have concluded that the Specific Use Permit (SUP) should be granted.

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

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

SECTION 2. Specific Use Permit Granted. A Specific Use Permit (SUP) for the approximately 7.71 acre lot, tract, or parcel of land in the City of Ennis, Ellis County, Texas is hereby granted on the property described in Exhibit A, attached hereto and incorporated herein, subject to the following conditions:

1. The City Commission may initiate the repeal of the Specific Use Permit (SUP) if the use for which granted has not commenced within one (1) year of the date of this ordinance.
2. In the event the building, premises or land use under this ordinance is voluntarily vacated for a period in excess of 180 days, the use of the same shall thereafter conform to the regulations of the original zoning district of such property unless a new and separate Specific Use Permit is granted for continuation of the same.
3. A maximum of 20 battery storage containers are allowed on the site.
4. Masonry and vegetative screening must be installed and maintained.
5. After the land use has been vacated, the property shall be completely cleared of all equipment, foundations, and pads. The site shall be left in a manner conducive for agricultural use.

SECTION 3. Enforcement. Any person or corporation who shall violate any of the provisions of this SUP shall be subject to the penalties set forth in Article 3.4, Enforcement and Penalties, of the City of Ennis Unified Development Ordinance.

SECTION 4. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. City of Ennis hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 5. Effective Date. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases require.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 5th day of December, 2023

A handwritten signature in dark ink, appearing to read "Angelina Juennemann", is written over a horizontal line.

ANGELINE JUENEMANN, Mayor

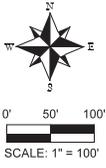
ATTEST:

Angie Wade



ANGIE WADE, City Secretary

EXHIBIT A

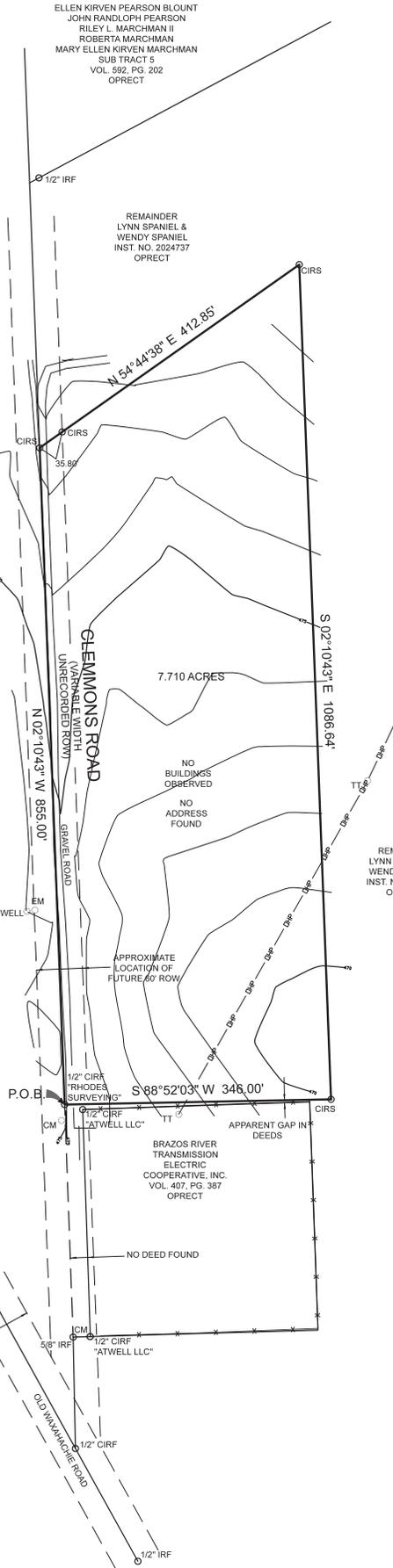


ELLEN KIRVEN PEARSON BLOUNT
JOHN RANDLOPH PEARSON
RILEY L. MARCHMAN II
ROBERTA MARCHMAN
MARY ELLEN KIRVEN MARCHMAN
SUB TRACTS
VOL. 592, PG. 202
OPRECT

REMAINDER
LYNN SPANIEL &
WENDY SPANIEL
INST. NO. 2024737
OPRECT

E L HAGLER
VOL. 316, PG. 518
OPRECT

REMAINDER
LYNN SPANIEL &
WENDY SPANIEL
INST. NO. 2024737
OPRECT



NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS.

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY - NO EASEMENTS PROVIDED TO SURVEYOR BY CLIENT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT - NO TITLE REPORT PROVIDED TO SURVEYOR BY CLIENT.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48138C0375F DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET

(XXX) INDICATE RECORD OR DEED CALLS

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE H. H. SWISHER SURVEY, ABSTRACT NO. 955, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO LYNN SPANIEL AND WENDY SPANIEL, RECORDED IN INSTRUMENT NO. 2024737, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "RHODES SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF SAID SPANIEL TRACT, IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO E. L. HAGLER, RECORDED IN VOLUME 316, PAGE 518, OPRECT, IN THE CENTERLINE OF CLEMMONS ROAD (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY);

THENCE N 02°10'43" W ALONG THE WEST LINE OF SAID SPANIEL TRACT AND THE COMMON EAST LINE OF SAID HAGLER TRACT AND THE APPROXIMATE CENTERLINE OF SAID CLEMMONS ROAD, A DISTANCE OF 855.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

THENCE OVER AND ACROSS SAID SPANIEL TRACT, AS FOLLOWS:

N 54°44'38" E, PASSING AT A DISTANCE OF 35.80 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 412.85 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 02°10'43" E, A DISTANCE OF 1086.64 FEET TO 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 88°52'03" W, A DISTANCE OF 346.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.710 ACRES OF LAND MORE OR LESS.

TO EDGEWATER ENERGY STROAGE, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/19/2021.

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644

DATED 10/19/2021



LEGEND:
CM = CABLE MARKER
CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
EM = ELECTRIC METER (DEAD)
OHP = OVERHEAD POWER LINE
TT = TRANSMISSION TOWER
(XXX) INDICATE RECORD OR DEED CALLS

ALTA/NSPS LAND TITLE SURVEY
7.710 ACRES
SITUATED IN THE
H.H. SWISHER SURVEY
ABSTRACT NO. 955
ELLIS COUNTY, TEXAS

PROJECT NO. 1944
TEXAS REALITY CAPTURE & SURVEYING, LLC
P.O. BOX 252
WAXAHACHE, TEXAS 75168
939.518.0538
TBPLS FIRM NO. 10194359



SURROUNDING PROPERTY OWNER NOTIFICATIONS

Conduct a public hearing and discuss and consider repeal of the Specific Use Permit issued to Glidepath Power Solutions (Ord. No. 23-1205-F1) for the construction and operation of a Battery Energy Storage System on an approximately 7.71 Acre Lot Located in the City of Ennis, Ellis County, Texas, which is a portion of Ellis CAD ID 190366.



**PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: MARCH 23, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: PLANNING DEPARTMENT STAFF

RE: REPEAL OF S.U.P. ISSUED TO GLIDEPATH POWER SOLUTIONS (ORD. NO. 23-1205-F1) FOR THE CONSTRUCTION AND OPERATION OF A BATTERY ENERGY STORAGE SYSTEM ON APPROXIMATELY 7.71 ACRE LOT, PORTION OF ELLIS CAD ID 190366

Notification to Property Owners:

Out of **five (5)** property owner notifications, **ZERO (0)** were filed with an **"IN FAVOR OF"** vote and **TWO (2) "IN PROTEST AGAINST"** vote filed.

In accordance with Texas Local Government Code 211.0061, when protests 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.

The total area of land **(378,174.69 square feet)** of those against the proposed zoning change reaches **55.55%** and therefore, this case **requires a favorable vote of three-fourths (3/4) of all City Commission members in order to be approved.**

Erica Stubbs
Erica Stubbs | Senior Planner



- (5) Letters Sent
- ★ (0) Approvals
- ★ (2) Protests

COMMENT SOLICITATION SHEET

PID No. 190367

MAR 16 2026

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the below referenced planning case on **Monday, March 23, 2026 at 6:00 PM** and the City Commission on **Tuesday, April 21, 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 repeal of the Specific Use Permit issued to Glidepath Power Solutions (Ord. No. 23-1205-F1) for the construction and operation of a Battery Energy Storage System on an approximately 7.71 Acre Lot Located in the City of Ennis, Ellis County, Texas, which is a portion of Ellis CAD ID 190366.

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on March 4, 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):

*In Favor of Project
Continuing*

<p style="text-align: center;">OR OF</p> <p>Signature <i>[Signature]</i></p>	<p style="text-align: center;">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 <i>Lynn Spaniel</i></p> <p>Signature <i>[Signature]</i></p> <p>Print Name _____</p> <p>Signature _____</p>
---	---

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

OR

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

THE SPANIEL LYNN & WENDY REVOCABLE LIVING TRUST
416 S Cooke Rd
Ennis TX 75119-1198

COMMENT SOLICITATION SHEET

PID No. 190366

MAR 16 2026

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the below referenced planning case on **Monday, March 23, 2026 at 6:00 PM** and the City Commission on **Tuesday, April 21, 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 repeal of the Specific Use Permit issued to Glidepath Power Solutions (Ord. No. 23-1205-F1) for the construction and operation of a Battery Energy Storage System on an approximately 7.71 Acre Lot Located in the City of Ennis, Ellis County, Texas, which is a portion of Ellis CAD ID 190366.

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on March 4, 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):

In Favor of Project Continuing

<p><input checked="" type="checkbox"/> IN FAVOR OF</p> <p><i>Wendy Spaniel</i> Signature</p> <p><i>w.s.</i></p>	<p><input checked="" 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><i>Wendy Spaniel</i> Print Name</p> <p><i>Wendy Spaniel</i> Signature</p> <p>_____ Print Name</p> <p>_____ Signature</p>
--	--

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

OR

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

THE SPANIEL LYNN & WENDY REVOCABLE LIVING TRUST
416 S Cooke Rd
Ennis TX 75119-1198