



**PLANNING AND ZONING
COMMISSION AGENDA
MONDAY, SEPTEMBER 14, 2026
6:00 PM**

CITY OF ENNIS CITY HALL
COMMISSION CHAMBERS
107 N. SHERMAN
ENNIS, TEXAS 75119
(972) 875-1234

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

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

A. CALL TO ORDER

- Roll Call
- Pledge of Allegiance
- Invocation

B. ADMINISTER OATH OF OFFICE

B.1. Newly appointed Planning and Zoning Commission member, Mark Medina

C. CITIZEN 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.

D. CONSENT ITEMS

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.

D.1. Approval of the August 24, 2026 Regular Meeting Minutes.

[2026 08 24 P&Z Meeting Minutes](#)

E. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

E.1. Nominate a Planning & Zoning Commission member to serve on the Ennis Main Street Board as a Class B member in compliance with the Ennis Main Street Board Bylaws

[Ennis Main Street Board Nomination](#)

E.2. Consider approving a PRELIMINARY PLAT for the Summer Creek Estates subdivision consisting of 523 single family residential lots and 16 common area lots and measuring approximately 131.533 acres, located in the David Rose Survey, Abstract No. 905 and the Owen Shannon Survey, Abstract No. 989, City of Ennis, Ellis County, Texas. Located immediately north of the Prairie View subdivision between Ensign Rd and Lakeview Dr. Ellis CAD IDs 189954 and 191069.

P&Z Case No.: PLAT-26-23
Owner: Brett Forman & Todd Wintters
Applicant: Petitt-ECD
[PLAT-26-23](#)

F. PUBLIC HEARING

- F.1. Conduct a public hearing to discuss and consider approving amendments to the Ennis Unified Development Ordinance to define and regulate Drone Delivery Hubs or Stations: Article V – Use Standards, Sec. 5.1.5 Table of Allowed Uses, Table 5.1-1: Allowed Uses to add “Drone Delivery Hub or Station (Small)” and “Drone Delivery Hub or Station (Large)”; Article V – Use Standards, Sec. 5.2 Additional Use Standards, Sec. 5.2.5 Industrial Uses, to add “(7) Drone Delivery Hubs or Stations”; Article V – Use Standards, Sec. 5.3 Accessory Uses and Structures, Sec. 5.3.4 Table of Accessory Uses and Structures to add “Drone Delivery Hub or Station (Small)”; Article VII – Site Design and Development Standards, Sec. 7.2 Off Street Parking, Sec. 7.2.3 Off Street Parking Standards, Table 7.2-3a: Off-Street Parking Schedule A to add “Drone Delivery Hub or Station (Small)” and “Drone Delivery Hub or Station (Large)”; Article XI - Definitions, Sec. 11.4.4 Industrial Uses, E. Transportation Related Uses to add “(7) Drone Delivery Hub or Station (Small)”, “(8) Drone Delivery Hub or Station (Large)”, “(9) Drone Staging Area”

[Proposed UDO Amendments](#)

G. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Ennis City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.ennistx.gov and said Notice was posted prior to the following date and time: **TUESDAY, SEPTEMBER 8, 2026 AT 5:00 P.M.** and will remain 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 persons regardless of disability. If you require special assistance, please contact the City of Ennis at (972) 875-1234 ext. 2236 or write to: PO Box 220, Ennis, TX 75120, at least 48 hours in advance of the meeting.