PLANNING AND ZONING COMMISSION AGENDA
MONDAY, NOVEMBER 9, 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. 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.

C. 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.

C.1. Approval of the October 26, 2026 Regular Meeting Minutes

2026 10 26_P&Z Minutes

D. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

D.1. Consider approving a FINAL PLAT for Phase 3A of the Prairie View Subdivision consisting of 136 residential lots and 4 common area lots and measuring approximately 28.882 acres, located in the Owen Shannon Survey, Abstract No. 989, City of Ennis, Ellis County, Texas. 4000-Block Lakeview Drive.
P&Z Case No.: PLAT-25-17
Owner: DRP Bookbinder Multistate, LLC
Applicant: Pape-Dawson Engineers

PLAT-25-17

E. PUBLIC HEARING

E.1. Conduct a public hearing to discuss and consider approving a Specific Use Permit (SUP) in the Heavy Industrial and Manufacturing (H-IM) district for plastics manufacturing on an approximately 1.50-acre tract of land situated in the H.T. & B.B. RR Survey, Abstract No. 448, City of Ennis, Ellis County, Texas. Located at 1600

Jack McKay Blvd. Ellis CAD ID 161949.
P&Z Case No.: SUP-26-4
Owner: Long Thames Texas Enterprises LLC
Applicant: Jesse Hwong
SUP-26-4

E.2. Conduct a public hearing to discuss and consider approving a Specific Use Permit (SUP) in the Single-Family Residential-5 (R-5) district for a telecommunications tower 74' in height on an approximately 0.026-acre portion of Lot 1X, Block B, Prairie View Phase 2A, City of Ennis, Ellis County, Texas. Located in the 4800-Block of Volunteer Dr. Portion Ellis CAD ID 306692.
P&Z Case No.: SUP-26-5
Owner: Prairie View Residential Community INC
Applicant: Kimley-Horn & Associates
SUP-26-5

E.3. Conduct a public hearing to discuss and consider approving a Type II Site Plan in the Corridor Commercial (CC) zoning district for an approximately 107,000 SF structure to serve as anchor retail on Lot 1, Block 1, Ennis Gateway Addition, City of Ennis, Ellis County, Texas. Generally located at the northeast corner of E Ennis Ave and N Sonoma Trl. Ellis CAD ID 308265.
P&Z Case No.: DEV-26-7
Owner: H-E-B, LP
Applicant: Kimley-Horn & Associates
DEV-26-7

F. 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, NOVEMBER 3, 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
Community Health and Development Department

Erica Stubbs

Erica Stubbs, Senior Planner
Community Health 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.