



**PLANNING & ZONING COMMISSION  
REGULAR MEETING AMENDED AGENDA  
CITY COMMISSION CHAMBERS – CITY HALL  
115 W. BROWN ST.  
ENNIS, TEXAS 75119  
(972) 878-1234  
www.ennistx.gov**

**MONDAY, JANUARY 23, 2017  
6:00 P.M.**

**Planning & 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.**

**I. CALL TO ORDER**

INVOCATION  
PLEDGE OF ALLEGIANCE  
ROLL CALL

**II. CONSENT AGENDA**

*The following maybe be acted upon in one motion. A Planning and Zoning Commissioner may request items to be removed from the Consent Agenda for individual consideration.*

1C. Approval of the January 9, 2017 Regular Meeting Minutes.

**III. PUBLIC HEARING**

1. Conduct a public hearing to consider amending the Zoning Ordinance of the City of Ennis, Texas from "LI" Light Industrial District to "M-2" Heavy Manufacturing District for an approximately 8.903 acres lot, tract, or parcel of land situated in the City of Ennis, Ellis County, Texas, and being a part of the Claiborne Garrett Survey Abstract 383, and being conveyed to NCPD Facilities Corporation by deed recorded in Volume 2362 Page 1561 of the Official Public Records of Ellis County (also known as 2708 N.E. Main St.). Requested by Integrated Advantage Group; Represented by Donnie Lord. P&Z case 17.01.03.
2. Conduct a public hearing to consider approval of a Special Exception for petroleum and chemical products manufacturing at 2708 N.E. Main St. for Genesis Custom Chemical Blending, LLC. Requested by Integrated Advantage Group; Represented by Donnie Lord. P&Z case 17.01.03.

**IV. INDIVIDUAL ITEMS FOR CONSIDERATION**

3. Consider amending the Zoning Ordinance of the City of Ennis, Texas from "LI" Light Industrial District to "M-2" Heavy Manufacturing District for an approximately 8.903 acres lot, tract, or parcel of land situated in the City of Ennis, Ellis County, Texas, and being a part of the Claiborne Garrett Survey Abstract 383, and being conveyed to NCPD Facilities Corporation by deed recorded in Volume 2362 Page 1561 of the Official Public Records of Ellis County (also known as 2708 N.E. Main St.). Requested by Integrated Advantage Group; Represented by Donnie Lord. P&Z case 17.01.03.
4. Discuss and consider approval of a Special Exception for petroleum and chemical products manufacturing at 2708 N.E. Main St. for Genesis Custom Chemical Blending, LLC. Requested by Integrated Advantage Group; Represented by Donnie Lord. P&Z case 17.01.03.
5. Discuss and consider approving a Preliminary Plat for The Villas at Sonoma Trail consisting of a 212 unit, three-story, walk-up, apartment complex in "A-3-PD" Dwelling District (High Density Residential) Planned Development for an approximately 21.11 acres lot, tract, or parcel of land (also known as 400 Sonoma Trail) situated in Ennis, Ellis County, Texas. P&Z case 16.12.02. Requested by Gary Schell and represented by Todd D. Winters, P.E.

6. Discuss and consider a Temporary Authorized Special Exception for a proposed Carnival performed by Talley Amusements, Inc. to be located on N.W. Main St., north of Ennis Avenue, and continuing onto 302 N. Dallas St. ("Old Safeway Building" and parking lot) from April 10th through April 16th. P&Z case 17.01.02. Requested by the Main Street Board/City of Ennis and Talley Amusements, Inc.; Represented by Becky McCarty and Mary B. Talley.

## 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 [www.ennistx.gov](http://www.ennistx.gov) and said Notice was posted prior to the following date and time: Friday, January 20, 2017 at 5:00 P.M. and remained posted for at least two hours after said meeting was convened.



Kim Von Heeder, Planner  
Inspections/Planning & Development

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- PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUB-CHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS MEETING ROOM WITH A HANDGUN THAT IS CARRIED OPENLY.

- CONFORMIDAD CON LA SECCION 30.07 CODIGO PENAL (PREVARICACION POR EL TITULAR DE LA LICENCIA CON UNA ARMA DE MANO LLEVADA ABIERTAMENTE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE LICENCIAS ARMA DE MANO), NO PUEDE ENTRAR A LA SALA DE REUNION CON UNA ARMA DE MANO QUE ES LLEVADO ABIERTAMENTE.

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- PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY HOLDER OF LICENSE TO CARRY A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUB-CHAPTER H, CHAPTER 411, GOVERNMENT CODE (CONCEALED HANDGUN LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

- ACUERDO CON LA SECCION 30.06 CODIGO PENAL (PREVARICACION POR EL TITULAR DE LA LICENCIA PARA LLEVAR UNA ARMA OCULTA), UNA PERSONA CON LICENCIA BAJO EL SUBCAPITULO H, CAPITULO 411 CODIGO DEL GOBIERNO (LEY ARMAS OCULTAS), NO PUEDE ENTRAR A ESTA PROPIEDAD CON UN ARMA OCULTA

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