



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

**MONDAY, JUNE 25, 2018  
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.**

**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 Planning & Zoning Commission 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.**

**I. CALL TO ORDER**

INVOCATION  
PLEDGE OF ALLEGIANCE  
ROLL CALL

**II. 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.*

1. Approval of the June 11, 2018 Regular Meeting Minutes.

**III. PUBLIC HEARING**

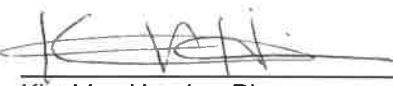
2. Conduct a public hearing to consider amending the Zoning Ordinance of the City of Ennis, Texas, from "CC" Corridor Commercial District to "R-5" Single Family Residential District – 5 for an approximately 30.008 acres lot, tract, or parcel of land situated in the William A. Parks Survey, Abstract No. 871, Ellis County, Texas, and being part of a called 38.9449 acre tract of land described in deed to Leo M. Wadley, Jr. and William B. Wadley, as recorded in Volume 1516, Page 249, Deed Records Ellis County, Texas, (Part of Ellis CAD ID 189567 – along the 3100 block of the Northbound I-45 Service Rd. and 100 and 200 blocks of Christian Rd.). Requested by III Cardinals L.P. and represented by Harold Markham Jr. P&Z case 18.05.02.
3. Conduct a public hearing to consider amending the Zoning Ordinance of the City of Ennis, Texas, from "CC" Corridor Commercial District to "TH" Townhome District for approximately 3.738 acres lot, tract, or parcel of land situated in the William A. Parks Survey, Abstract No. 871, Ellis County, Texas, and being part of a called 38.9449 acre tract of land described in deed to Leo M. Wadley, Jr. and William B. Wadley, as recorded in Volume 1516, Page 249, Deed Records Ellis County, Texas, (Part of Ellis CAD ID 189567 – along the 3100 block of the Northbound I-45 Service Rd. and 100 and 200 blocks of Christian Rd.). Requested by III Cardinals L.P. and represented by Harold Markham Jr. P&Z case 18.05.02.

#### IV. INDIVIDUAL ITEMS FOR CONSIDERATION

4. Discuss and consider amending the Zoning Ordinance of the City of Ennis, Texas, from "CC" Corridor Commercial District to "R-5" Single Family Residential District – 5 for an approximately 30.008 acres lot, tract, or parcel of land situated in the William A. Parks Survey, Abstract No. 871, Ellis County, Texas, and being part of a called 38.9449 acre tract of land described in deed to Leo M. Wadley, Jr. and William B. Wadley, as recorded in Volume 1516, Page 249, Deed Records Ellis County, Texas, (Part of Ellis CAD ID 189567 – along the 3100 block of the Northbound I-45 Service Rd. and 100 and 200 blocks of Christian Rd.). Requested by III Cardinals L.P. and represented by Harold Markham Jr. P&Z case 18.05.02.
5. Discuss and consider amending the Zoning Ordinance of the City of Ennis, Texas, from "CC" Corridor Commercial District to "TH" Townhome District for approximately 3.738 acres lot, tract, or parcel of land situated in the William A. Parks Survey, Abstract No. 871, Ellis County, Texas, and being part of a called 38.9449 acre tract of land described in deed to Leo M. Wadley, Jr. and William B. Wadley, as recorded in Volume 1516, Page 249, Deed Records Ellis County, Texas, (Part of Ellis CAD ID 189567 – along the 3100 block of the Northbound I-45 Service Rd. and 100 and 200 blocks of Christian Rd.). Requested by III Cardinals L.P. and represented by Harold Markham Jr. P&Z case 18.05.02.
6. Discuss and consider approving a Preliminary Plat of Phase 3 for III Cardinals L.P., consisting of 134 residential lots and 1 green space/retention lot zoned "R-5" Single Family Residential District – 5, 25 residential lots zoned "TH" Townhome District, and 2 commercial lots zoned "CC" Corridor Commercial District for a total of approximately 38.277 acres lot, tract, or parcel of land situated in Ennis, Ellis County, Texas, (Ellis CAD ID 189567 – along the 3100 block of the Northbound I-45 Service Rd. and 100 and 200 blocks of Christian Rd.). Requested by III Cardinals L.P. and represented by Harold Markham Jr. P&Z case 18.05.03.
7. Discuss and consider approving a Final Plat for Mulberry Street Estates consisting of 9 lots of "R-5" Single Family Residential District – 5, being a total of approximately 3.134 acres lot, tract, or parcel of land situated in the City of Ennis, Ellis County, Texas, (fronting the 800, 900, and 1000 blocks of Mulberry St.). Requested by Modern Classics Homebuilders, LLC; represented by Michael Harville. P&Z case 18.06.01.
8. Discuss and consider making a recommendation regarding alternate status for two Planning and Zoning Commissioners based on the Ennis Unified Development Ordinance.

#### 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, June 22, 2018, at 5:00 P.M. and remained posted for at least two hours after said meeting was convened.

  
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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