MINUTES
CITY OF ENNIS
PLANNING AND ZONING COMMISSION
Monday, April 8, 2019, 6:00pm

Commission Members Present: **Jerold Nichols (Chairman), Jake Holland (Vice Chairman), Lynda Isbell, Mike French, Kevin Culpepper, Dr. William Davis (Alt.)**

Commission Members Absent: **John Young, Glen Hejny (Alt.)**

CALL TO ORDER

Meeting called to order by Chairman **Jerold Nichols** at 6:00pm
Invocation
Recitation of the Pledge of Allegiance
Roll Call and Quorum established by Kim Von Heeder

CONSENT AGENDA

1. **Approval of March 4, 2019, Special Meeting Minutes.**

Motion by Commissioner **Jake Holland**; second by Commissioner **Kevin Culpepper** to approve the March 4, 2019, special meeting minutes as submitted.

All in favor.

PUBLIC HEARING

2. **Conduct a public hearing to consider amending the Zoning Ordinance of the City of Ennis, Texas, from "R-5" Single Family Residential District – 5 to "MF-2" Multi-Family Residential District 2 for an approximately 0.7030 acres lot, tract, or parcel of land situated in the James Jackson Survey, Abstract No. 578, Ellis County, Texas, and being all of the 0.7030 acre tract of land conveyed to Ronald Slovacek and Dylan W. Slovacek by General Warranty Deed recorded in Instrument Number 1812626 of the Official Public Records of Ellis County, Texas (OPRECT), (Ellis CAD ID 252394 – 1100 block of E. Burnett St.). Requested by Ronald Slovacek, Dylan Slovacek, and represented by Emil R. Slovacek, Jr. P&Z case 19.02.06.**

Chairman Nichols opened the public hearing.
Emil Slovacek, 705 E. Lampasas St., spoke on behalf of applicant.
Chairman Nichols closed the public hearing.

INDIVIDUAL ITEMS FOR CONSIDERATION

3. **Discuss and consider amending the Zoning Ordinance of the City of Ennis, Texas, from "R-5" Single Family Residential District – 5 to "MF-2" Multi-Family Residential District 2 for an approximately 0.7030 acres lot, tract, or parcel of land situated in the James Jackson Survey, Abstract No. 578, Ellis County, Texas, and being all of the 0.7030 acre tract of land conveyed to Ronald Slovacek and Dylan W. Slovacek by General Warranty Deed recorded in Instrument Number 1812626 of the Official Public Records of Ellis County, Texas (OPRECT), (Ellis CAD ID 252394 – 1100 block of E. Burnett St.). Requested by Ronald Slovacek, Dylan Slovacek, and represented by Emil R. Slovacek, Jr. P&Z case 19.02.06.**

Ronald Slovacek, 1515 Broadway St., Denton, TX 76201, spoke as applicant.

After discussion and consideration, a Motion by Commissioner **Jake Holland**; second by Commissioner **Mike French** to amend the Zoning Ordinance of the City of Ennis, Texas, from "R-5"

Single Family Residential District – 5 to "MF-2" Multi-Family Residential District 2 for an approximately 0.7030 acres lot, tract, or parcel of land situated in the James Jackson Survey, Abstract No. 578, Ellis County, Texas, and being all of the 0.7030 acre tract of land conveyed to Ronald Slovacek and Dylan W. Slovacek by General Warranty Deed recorded in Instrument Number 1812626 of the Official Public Records of Ellis County, Texas (OPRECT), (Ellis CAD ID 252394 – 1100 block of E. Burnett St.). Requested by Ronald Slovacek, Dylan Slovacek, and represented by Emil R. Slovacek, Jr. P&Z case 19.02.06.

All in favor, forwarded to the City Commission for consideration.

4. **Discuss and consider approving a Preliminary Plat for Bluebonnet Estates, consisting of Phase One (126 lots) and Phase Two (86 lots), for a total of 212 residential lots and green space zoned "R-5" Single Family Residential District – 5, for a total of approximately 59.917 acres lot, tract, or parcel of land situated in Ennis, Ellis County, Texas, (Ellis CAD ID 182246 and 182247 – fronting the 2500 block of Ensign Rd.). Requested by Ron Odlozil (Executor) and represented by Ashley Williams (Pape-Dawson Engineers, Inc.). P&Z case 19.02.04.**

Luigi Basalo, Pape-Dawson Engineers, Inc., 5810 Tennyson Parkway, Suite 425, Plano, TX 75024, spoke on behalf of applicant.

After discussion and consideration, a Motion by Commissioner **Mike French**; second by Commissioner **Lynda Isbell** to approve a Preliminary Plat for Bluebonnet Estates, consisting of Phase One (126 lots) and Phase Two (86 lots), for a total of 212 residential lots and green space zoned "R-5" Single Family Residential District – 5, for a total of approximately 59.917 acres lot, tract, or parcel of land situated in Ennis, Ellis County, Texas, (Ellis CAD ID 182246 and 182247 – fronting the 2500 block of Ensign Rd.). Requested by Ron Odlozil (Executor) and represented by Ashley Williams (Pape-Dawson Engineers, Inc.). P&Z case 19.02.04.

All in favor.

5. **Discuss possible upcoming revisions to the Ennis Unified Development Ordinance.**

Staff discussed the possible upcoming revisions to the Ennis Unified Development Ordinance with the Planning and Zoning Commission.

ADJOURNMENT

Meeting adjourned by Chairman **Jerold Nichols** at approximately 6:49pm CDST.

Jerold Nichols

ENNIS
TEXAS
The bluebonnet spirit of Texas