

### ENNIS CITY COMMISSION AGENDA TUESDAY, NOVEMBER 18, 2025 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.

**CITY COMMISSION MEETINGS ARE NOW LIVESTREAMED AT:** 

www.ennistx.gov/citycommissionlivestream

#### A. CALL TO ORDER

- Roll Call
- Invocation
- Pledge of Allegiance

#### B. PRESENTATIONS

- B.1. New Employee Recognition
- B.2. Employee of the Month
- B.3. Proclamation Small Business Saturday
- B.4. Autumn Daze Report Ashley Colunga, Community Engagement Director
- B.5. FY2026 Budget Book Presentation Stanley Muli, Finance Director

#### C. CITIZENS PUBLIC COMMENT PERIOD

The City 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 the City Secretary prior to the meeting. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the City 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. COMMISSIONER UPDATES

Pursuant to Texas Government Code Section 551.0415 the Mayor and Commission may report on the following items: (1) expression of thanks, congratulations or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming City Commission events; (5) information about community events; (6) announcements involving imminent threat to public health and safety.

#### E. CONSENT ITEMS

E.1. Approval of the October 16, 2025 Ennis City Commission Special Meeting Minutes.

CC Minutes - October 16, 2025

E.2. Approval of the October 21, 2025 Ennis City Commission Regular Meeting Minutes. CC Minutes - October 21, 2025

#### F. PUBLIC HEARING

F.1. Conduct a Public Hearing and discuss and consider an Ordinance granting a Specific Use Permit for a Temporary Concrete Batch Plant located on an approximate 0.643-acre tract of land located on Lots 3-7 in Block K in the Owen Shannon Survey, Abstract No. 989, generally located in the 4000-Block of Lakeview Drive, Ellis CAD ID 308894, zoned Single-Family Residential-5 (R-5) District.

SUP - Temporary Concrete Batch Plant

F.2. Conduct a Public Hearing and discuss and consider an Ordinance amending Planned Development No. PD-22.11-18.1b development regulations and associated Concept Plan as originally approved by Ordinance No. 23-0207-G4 on February 7, 2023, for an approximately 96.312-acre tract of land situated in the W. Harris Survey, Abstract No. 504, City of Ennis, Ellis County, Texas and generally located at 201 Haskovec Lane. Portion of Ellis CAD ID 289924. The request includes a single family residential planned development containing approximately 441 single family lots and 11.7 acres of common area open space.

Amend Planned Development #PD-22.11-18b

#### G. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

G.1. Discuss and consider an Ordinance amending Section IV, Chapter 18, Utilities, of the City of Ennis Code regarding rates and collections to conform to current practices and procedures and to establish the procedure for granting adjustments to utility bills resulting from verified water leaks on a customer's premises and to provide for payment extensions under certain circumstances.

**Utility Billing** 

G.2. Discuss and consider a Resolution approving Task Five: Emergency Generator Engineering Services with Freese and Nichols, Inc. under the master contract for professional services with Freese and Nichols, Inc., in an amount not to exceed Nineteen Thousand Fifty-Three Dollars and Zero Cents (\$19,053.00), and authorizing the City Manager or designee to execute any documents in connection therewith.

Task Five with Freese and Nichols

G.3. Discuss and consider appointments to the Ennis Main Street Board.

**Main Street Board Appointments** 

G.4. Discuss and consider an appointment to the City of Ennis Airport Advisory Board to fill a vacancy for a term expiring in May 2027.

Airport Advisory Board Appointment - Pdf

G.5. Discuss and consider a Resolution of the City Commission of the City of Ennis, Texas, casting votes to elect two Directors to serve four-year terms beginning January 1, 2026, on the Ellis County Appraisal District Board of Directors.

Ellis County Appraisal Board of Directors Voting

#### H. 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: <a href="https://www.ennistx.gov">WEDNESDAY, NOVEMBER 12, 2025, 5:00 P.M.</a>, and will remain posted for at least two hours after said meeting was convened.

ANGIE WADE, TRMC, CMC

City Secretary

ungu wade

City of Ennis City Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (972) 875-1234 or write to: PO Box 220, Ennis, TX 75120, at least 48 hours in advance of the meeting.

#### TAX IMPACT STATEMENT:

The City provides the following information in compliance Texas Government Code §551.043(c): (i) a copy of the City's proposed budget may be located on the City's home page of its website at: <a href="www.ennistx.gov">www.ennistx.gov</a>, and (ii) Taxpayer Impact Statement — For the median-valued homestead property a comparison of the current property tax bill in dollars pertaining to the property for the current fiscal year ("FY"), an estimate if the proposed budget is adopted for the upcoming FY, and an estimate of a balanced budget at the no-new-revenue tax rate for the upcoming FY is below:

Median-Valued Homestead Property of:

\$\frac{258,491}{5000}\$ for FY2025

Estimate if proposed budget is adopted for FY2026

Estimate if budget is funded and adopted at the no-new-revenue rate for FY2026

Property Tax Bill in Dollars

\$\frac{1,716.38}{1,759.57}\$

\$\frac{1,759.57}{5000}\$

\$\frac{1,651.41}{5000}\$

Property Tax Bill in Dollars

#### **ENNIS CITY COMMISSION**

## **AGENDA SUMMARY FORM**



**To:** City Commission

Subject: Approval of the October 16, 2025 Ennis City Commission Special Meeting

Minutes.

Meeting: ENNIS CITY COMMISSION - 18 Nov 2025

**Department:** City Secretary

Staff Contact: Angie Wade, City Secretary

#### **BACKGROUND INFORMATION:**

Minutes for the October 16th Special Meeting are submitted for Commission's review and approval.

#### **ATTACHMENTS:**

CC SPECIAL MEETING MINUTES 10.16.25

# ENNIS CITY COMMISSION SPECIAL MEETING MINUTES THURSDAY, OCTOBER 16, 2025

#### A. CALL TO ORDER

Mayor Raburn called a Special Meeting of the Ennis City Commission to order Thursday, October 16, 2025, at 6:01 P.M., in the Ennis City Hall Commission Chambers, 107 N Sherman, Ennis, Texas 75119.

City Secretary Angie Wade called roll and verified a quorum was present:

Mayor Raburn	present	Commissioner Hejny	present
Mayor Pro Tem Isbell	present	Commissioner Watson	absent
Commissioner Falkenbach	present	Commissioner Pierce	present
Commissioner Jones	present		

Invocation was provided by Trevor Wilhoite.
Pledge of Allegiance was led by Mayor Raburn.

#### B. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

B.1. Discuss and consider a Resolution of the City Commission of the City of Ennis, Texas, declaring a vacancy in the position of Mayor of the City of Ennis; ordering a Special Election to be held on January 31, 2026, for the purpose of electing a Mayor to fill a vacancy for an unexpired term ending May 2027; designating polling locations; designating filing deadlines; authorizing the City Secretary to contract with Ellis County Elections for election services; and ordering a Notice of Election to be given as prescribed by law.

Mayor Raburn read the item.

Jeff Krebs, 1103 Mt. Vernon, spoke regarding maintaining seat on Commission after resignation. Holly Lusk, 224 Skrivanek, spoke regarding maintaining seat on Commission after resignation. Melanie Rankin, 8235 FM 1181, spoke regarding maintaining seat on Commission after resignation. Commissioner Hejny made a motion, seconded by Commissioner Jones, to approve the item as presented.

A vote was cast, 6 in favor, 0 against. Motion passed.

#### C. ADJOURNMENT

With no other business before the Commission, Mayor Raburn declared the meeting adjourned at 6:16 P.M.

ATTEST:	APPROVED:
CITY SECRETARY	MAYOR

#### **ENNIS CITY COMMISSION**

## **AGENDA SUMMARY FORM**



To: City Commission

Subject: Approval of the October 21, 2025 Ennis City Commission Regular Meeting

Minutes.

Meeting: ENNIS CITY COMMISSION - 18 Nov 2025

**Department:** City Secretary

Staff Contact: Angie Wade, City Secretary

#### **BACKGROUND INFORMATION:**

Minutes for the October 21st Regular Meeting are submitted for Commission's review and approval.

#### **ATTACHMENTS:**

CC REG MINUTES 10.21.25

# ENNIS CITY COMMISSION REGULAR MEETING MINUTES TUESDAY, OCTOBER 21, 2025

#### A. CALL TO ORDER

Mayor Raburn called a Regular Meeting of the Ennis City Commission to order Tuesday, October 21, 2025, at 6:00 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman, Ennis, Texas 75119.

City Secretary Angie Wade called roll and verified a quorum:

Mayor Raburn	present	Commissioner Hejny	absent
Mayor Pro Tem Isbell	present	Commissioner Watson	present
Commissioner Falkenbach	present	<b>Commissioner Pierce</b>	present
Commissioner Jones	present		

The Invocation was given by Commissioner Shirley Watson.

The Pledge of Allegiance was led by Mayor Raburn.

#### **B. PRESENTATIONS**

- B.1. City Manager Andrea Weckmueller-Behringer introduced new City of Ennis employees George McLellan, Wastewater Treatment Plant Operator; Trinity Myrben, Wastewater Treatment Plant Operator; and Tiegan Irion, Police Communications Officer.
- B.2. Mayor Raburn recognized City of Ennis Employee of the Month, Joe Newman. Mr. Newman serves as Interim Economic Development Director for the city.
- B.3. Mayor Raburn read a Proclamation supporting 'Tourism Friendly Texas Certified Community' application. The proclamation was presented to Community Engagement employees Ashley Colunga, Director; A'Lara Smith, Assistant Director; and Haley Burnett, Main Street and Tourism Manager.

Mayor Raburn read and presented a Proclamation recognizing Czech Heritage Month to Jean Paul Beebe, Executive Director of the National Polka Festival, Inc.

#### C. CITIZEN PUBLIC COMMENT PERIOD

Debi Wachsman, 5942 W. Hwy 34, spoke regarding city elections.

Joe Muirhead, 1101 Country Club Rd., spoke regarding his previous request for the placement of a statue honoring Jack Lummus.

#### D. COMMISSIONER UPDATES

Commissioner Pierce spoke regarding emails he has received complaining about the smell of sewage in Ward 5.

Commissioner Jones offered condolences to the family of Coach Tony Clark.

#### **E. CONSENT ITEMS**

- E.1. Approval of the Minutes for the September 23, 2025, Ennis City Commission Workshop.
- E.2. Approval of the Minutes for the October 7, 2025, Ennis City Commission Regular Meeting.

E.4. Approval of a Resolution of the City Commission of the City of Ennis, Texas, authorizing the purchase of two (2) LifePak 35 cardiac monitors from Stryker Sales, LLC, the sole-source provider of LifePak cardiac monitors, in an amount not to exceed one hundred fifty-one thousand two hundred eighteen dollars and seventy-six cents (\$151,218.76).

Mayor Raburn read the Consent Agenda and pulled item E.3. for individual consideration following the posted Executive Session. Commissioner Falkenbach made a motion, seconded by Mayor Pro Tem Isbell, to approve Consent Agenda Items 1, 2 and 4.

A vote was cast, 6 in favor, 0 against. Motion passed.

#### F. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

F.1. Discuss and consider a Resolution of the City Commission of the City of Ennis, Texas, declaring a vacancy in the position of Mayor Pro Tem for the City of Ennis; ordering a Special Election to be held on January 31, 2026, for the purpose of electing a Mayor Pro Tem to fill a vacancy for an unexpired term ending May 2026; designating polling locations; designating filing deadlines; authorizing the City Secretary to contract with Ellis County Elections for election services; and ordering a Notice of Election to be given as prescribed by law.

Mayor Raburn read the item. Commissioner Jones made a motion, seconded by Commissioner Falkenbach, to approve the item as stated.

A vote was cast, 6 in favor, 0 against. Motion passed.

#### F.2. Discuss and consider nominating a Texas Municipal League Region 13 Director.

Mayor Raburn read the item. Commissioner Watson nominated Wes Mays; Commissioner Falkenbach nominated Stanley Jaglowski. Mayor Raburn opened the floor for debate on behalf of the nominees. Commissioner Pierce made a motion, seconded by Commissioner Watson, to cast the city's vote for Wes Mays.

A vote was cast, 3 in favor, 2 against. (Falkenbach and Jones voted against, Mayor Raburn did not vote). Motion passed.

F.3. Discuss and consider an Ordinance authorizing the issuance of the "City of Ennis, Texas, Special Assessment Revenue Bonds, Series 2025 (PrairieView Public Improvement District Improvement Area #1-2 Project)"; approving and authorizing an indenture of trust, a bond purchase agreement, a limited offering memorandum, a continuing disclosure agreement, an amended and restated service and assessment plan for the district, and other agreements and documents in connection therewith; making findings with respect to the issuance of such bonds; and providing an effective date.

Mayor Raburn read the item. Assistant City Manager Daniel Ortiz addressed the Commission regarding Areas 1 and 2 of the PrairieView PID. Daniel Andrede of P3 Works and Andrew Friedman of SAMCO Capital were available to answer questions. Mayor Pro Tem Isbell made a motion, seconded by Commissioner Falkenbach, to approve the item as stated.

A vote was cast, 6 in favor, 0 against. Motion passed.

F.4. Discuss and consider a Resolution of the City Commission of the City of Ennis, Texas, authorizing the purchase of components for a Combination Hydro Excavation Truck to be assembled by Doggett Freightliner in an amount not to exceed \$573,160.00 and a Hydro Excavation Trailer from Patterson Equipment in an amount not to exceed \$69,417.00 through the BuyBoard Purchasing Cooperative Contract 723-23 for a total amount not to exceed Six Hundred Forty-Two Thousand Five Hundred Seventy-Seven Dollars And Zero Cents

(\$642,577.00), and authorizing the City Manager or designee to execute any documents in connection therewith.

Mayor Raburn read the item. Commissioner Watson made a motion, seconded by Commissioner Pierce, to approve the item as stated.

A vote was cast, 6 in favor, 0 against. Motion passed.

F.5. Discuss and consider a Resolution of the City Commission of the City of Ennis, Texas, approving a Memorandum of Agreement ("MOA") for the acquisition of a Public Utility Easement comprising approximately 1.299 acres (measuring 20 feet in width and approximately 2,700 feet in length) located along the east side of Oak Grove Road, beginning at and extending south from the intersection of Oak Grove Road and W Plant Road, in Ennis, Texas and owned by Ennis Commerce Park, LLC, authorizing acquisition of the Public Utility Easement for a purchase price of \$10.00, and authorizing the Mayor to sign the MOA, the associated grantee acknowledgements for the Public Utility Easement, and any other documents in connection therewith.

Mayor Raburn read the item. Commissioner Falkenbach made a motion, seconded by Commissioner Pierce, to approve the item as stated.

A vote was cast, 6 in favor, 0 against. Motion passed.

#### G. EXECUTIVE SESSION

[Mayor Raburn read the Executive Session items and recessed the meeting into closed session at 6:56 P.M.]

- G.1. Section 551.087 Discuss or deliberate regarding commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the territory of the city and with which the city is conducting Economic Development negotiations; and/or to deliberate the offer of a financial or other incentive to the business prospect:
  - Project Generate
  - Project Newcomer
- G.2. Section 551.072 Deliberation Regarding Real Property. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
  - Cottonwood Creek Drainage
- G.3. Section 551.071(1) and (2) Seek the advice of the Attorney regarding pending or contemplated litigation or a settlement offer and to consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings:
  - Tower 3 Project
  - Municipal Services Agreement with Ennis-Tractebel Power Company, LP
  - City of Ennis vs. District Partners Ltd., and the real property located at 112 W. Brown Street (a/k/a 114 W. Brown Street, 116 W. Brown Street, 118 W. Brown Street, and 110 S. Dallas Street, Ennis, Texas 75119 (in rem), Cause No.

#### 116742, pending in in the 40th Judicial District Court, Ellis County

- G.4. Section 551.074 Personnel, Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:
  - City Attorney

[Mayor Raburn reconvened the Commission into Open Session at 8:44 P.M.]

#### H. ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION

E.3. Approval of a Resolution approving of an engagement agreement with Messer Fort, PLLC, for legal services including city attorney services, authorizing the City Manager to negotiate and agree to increases to hourly rates on an annual basis of not more than 10% in future fiscal years, and authorizing the Mayor to execute any documents in connection therewith.

Mayor Pro Tem Isbell made a motion, seconded by Commissioner Falkenbach, to approve the item as stated.

A vote was cast, 5 in favor, 1 against (Raburn). Motion passed.

#### I. ADJOURNMENT

With no other business before the Commission, Mayor Raburn declared the meeting adjourned at 8:49 P.M.

ATTEST:	APPROVED:
CITY SECRETARY	MAYOR

#### **ENNIS CITY COMMISSION**

### **AGENDA SUMMARY FORM**



**To:** City Commission

**Subject:** Conduct a Public Hearing and discuss and consider an Ordinance granting a

Specific Use Permit for a Temporary Concrete Batch Plant located on an approximate 0.643-acre tract of land located on Lots 3-7 in Block K in the Owen Shannon Survey, Abstract No. 989, generally located in the 4000-Block of Lakeview Drive, Ellis CAD ID 308894, zoned Single-Family Residential-5 (R-5)

District.

Meeting: ENNIS CITY COMMISSION - 18 Nov 2025

**Department:** Planning & Development **Staff Contact:** Jorge Barake, Planner

#### BACKGROUND INFORMATION:

The applicant, Smith Contracting, Inc., has requested an Specific Use Permit (SUP) for a temporary concrete batch plant for paving Prairie View Phase 3A.

The temporary concrete batch plant will be confined to 0.643 acres located on Lots 3-7 in Block K. The requested location is approximately 1,013 feet from the nearest residential property. The distance from adjacent residences is greater than specified by Section 13-159 (b)(1) of the Noise Ordinance.

The requested hours of operation are Monday through Saturday, 7:00am to 5:00pm. No work will be conducted on Saturday without prior approval from the City. If granted, the SUP shall expire six (6) months from the date of approval by City Commission.

Access to the Temporary Concrete Batch Plant will be permissible only by use of the construction entrance off Liska Road.

A valid TCEQ air permit has been granted for operation of a temporary concrete batch plant.

On October 13, 2025, the Planning and Zoning Commission held a public hearing and considered the SUP request for the subject temporary concrete batch plant. The Commission approved the request with a final vote of 6 in favor and 0 against.

#### **FINANCIAL IMPACT:**

N/A

#### **POLICY IMPLICATIONS:**

N/A

F.1.

#### **RECOMMENDATION:**

The Planning and Zoning Commission recommends approval.

#### **ALTERNATIVES:**

N/A

#### **ATTACHMENTS:**

SUP-25-3 Letter of Intent

SUP-25-3 SUP Exhibit

SUP-25-3 Site Plan

SUP-25-3 TCEQ Permit

Ennis, TX Code of Ordinances Sec. 13-159

SUP-25-3 Memorandum Buffer

SUP-25-3 SPO Responses

SUP-25-3 PPT

ORDINANCE NO.-Conduct a Public Hearing and discuss and consider an Ordinance granting a

Specific Use Permit for a Temporary Concrete Batch Plant on an - Pdf



Clinton Smith
Smith Contracting, Inc.
P.O. Box 278, Royse City, TX 75189-0278
214-926-7793 Cell
clinton.smith@scipaving.com

09/08/2025

To whom it may concern,

This letter is to serve as a Notice of Intent / Narrative for Smith Contracting Inc to utilize a temporary concrete batch plant in service of paving Prairie View Ph 3A for Lennar.

The Operational Procedures for Temporary Concrete Batch Plant are as follows:

**Days/Hours of Operation:** Monday - Saturday; 7:00AM - 5:00PM

Note: Saturday work will only be undertaken with permission and approval of the City of Ennis.

**Length of Operation:** Approx. 6 months depending on weather and other conditions.

Size of Plant Site: 25000 Square Feet or approximately half an acre. Located on lots 3-7 in block K

<u>Material Trucking Route:</u> Trucks will typically take HWY 287 and exit Ensign, then turn right on Liska and enter the subdivision where the plant is located.

Noise Level (Db): Approximately 80 db at 50 feet

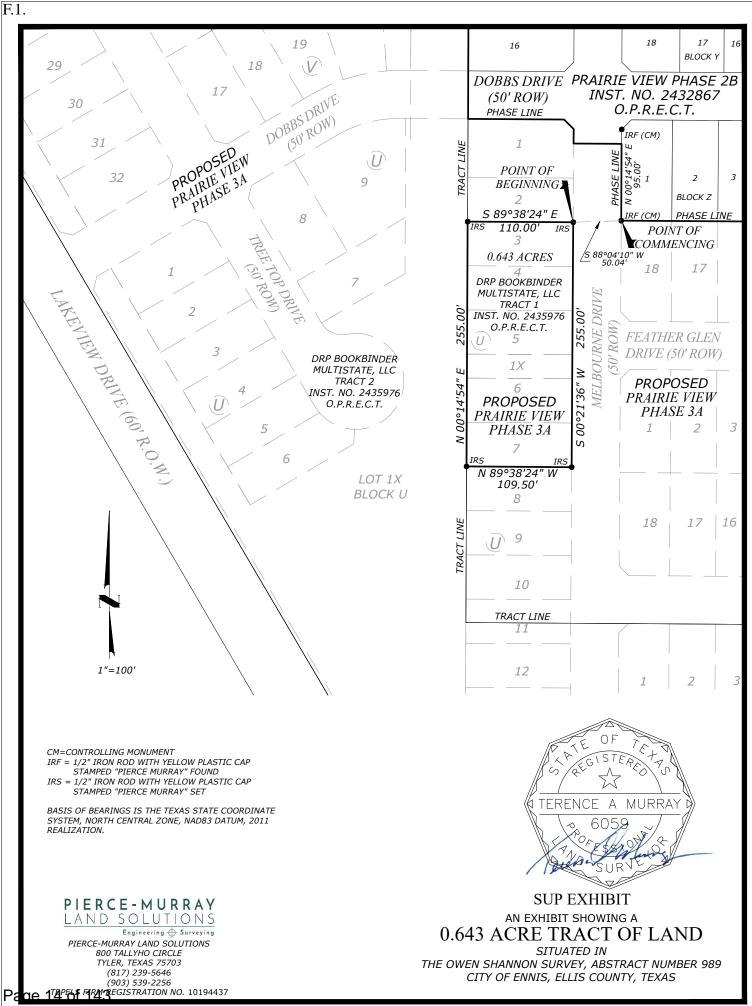
If you have any questions, or require any additional information, please don't hesitate to email or call.

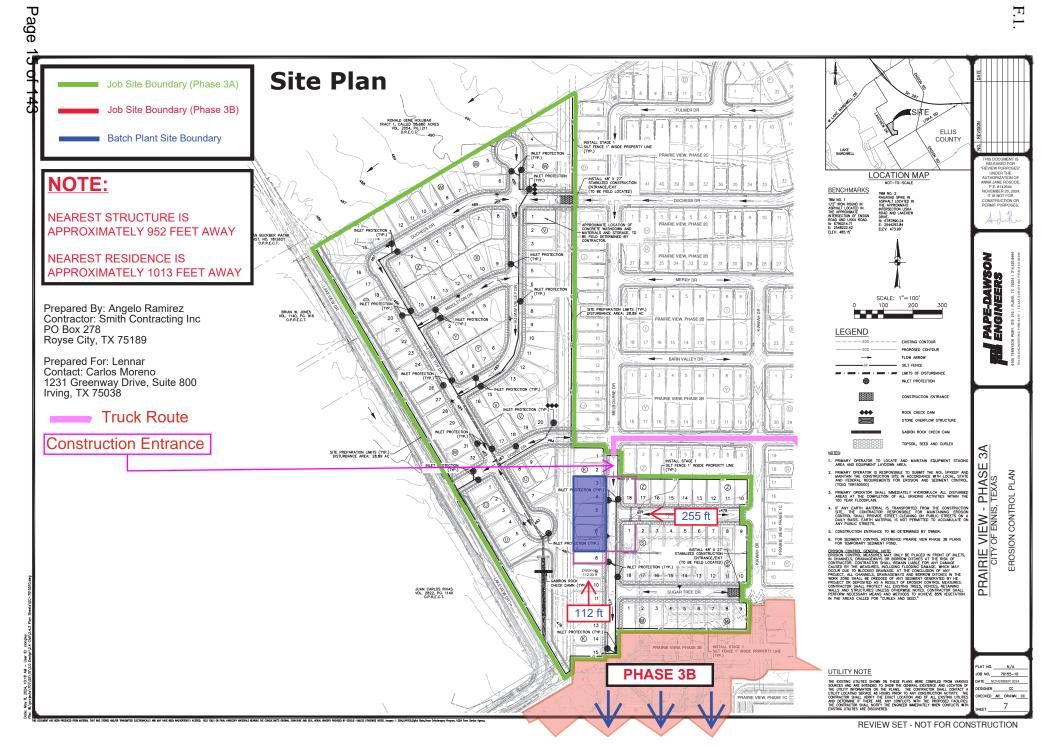
Thanks,

Clinton Smith

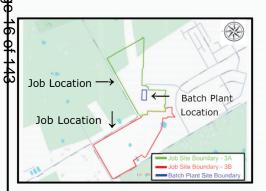
Executive Vice President Smith Contracting, Inc.

clinton.smith@scipaving.com





## **Temporary Batch Plant Layout**



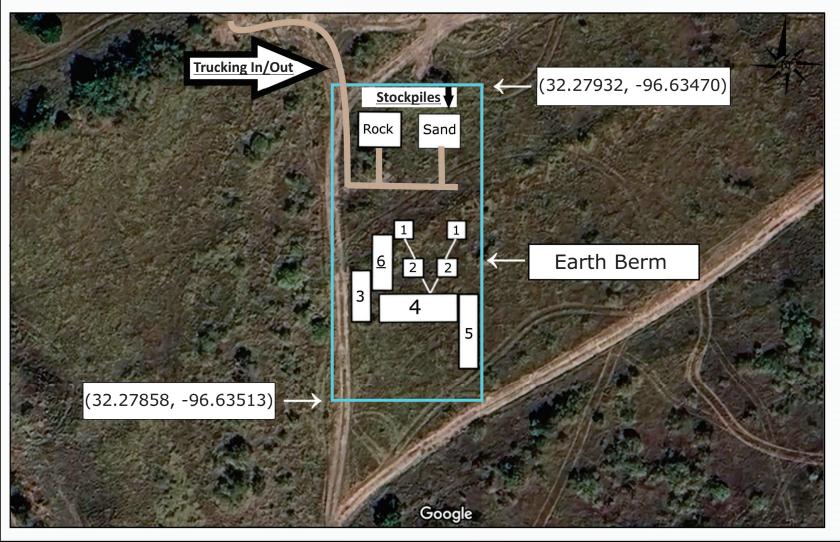
- 1: HOPPER (ROCK & SAND)
- 2: CONVEYORS (ROCK & SAND)
- 3: MIXER
- 4: MAIN PLANT BODY
- 5: DIESEL ENGINE (GENERATOR)
- 6: PIG

Prepared By: Angelo Ramirez Contractor: Smith Contracting Inc PO Box 278 Royse City, TX 75189

Prepared For: Lennar Contact: Carlos Moreno 1231 Greenway Drive, Suite 800 Irving, TX 75038

### **PROJECT LOCATION:**

ENNIS, TX



CONTRACTING INC CONCRETE BATCH PLANT SUPPORTING SMITH

ISSUE:

PRAIRIE VIEW PHASE 3A & 3B

**ISSUE** DATE:

03/19/2025 **ASR** 

DRAWN





■■■■ = APPROX. JOB SITE BOUNDARY - PHASE 3A ■■■■ = APPROX. JOB SITE BOUNDARY - PHASE 3B



= APPROX. LOCATION OF CONCRETE BATCH PLANT



Truck Route

No Staging or Parking will be allowed on Ensign Rd, Liska Rd, or Lakeview Dr

# **Traffic Plan**

Prepared By: Angelo Ramirez Contractor: Smith Contracting Inc PO Box 278 Royse City, TX 75189

Prepared For: Lennar Contact: Carlos Moreno 1231 Greenway Drive, Suite 800 Irving, TX 75038



SHEET	#:

1 of 1

ISSUE:							
PRAIRIE VIEW							
PHASE 3A & 3B							
ISSUE DATE:	03/19/2025						
DRAWN BY:	ASR						
SCALE:	1" = 1500 ft						

PLOT PLAN -TRUCK ROUTE

AIR QUALITY EXP TEMP SP - CBR SMITH CONTRACTING, INC.



Brooke T. Paup, *Chairwoman*Bobby Janecka, *Commissioner*Catarina R. Gonzales, *Commissioner*Kelly Keel, *Executive Director* 



### TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 17, 2025

Mr. Clinton Smith Evp Smith Contracting Inc PO BOX 278 Ross, TX 76684

Re: Permit Number: 147174L001

Smith Contracting, Inc.

Ennis, Ellis

Regulated Entity Number: RN109812594 Customer Reference Number: CN605084185

6004 Concrete Batch Plants

This is an acknowledgement that Smith Contracting, Inc. has notified the Texas Commission on Environmental Quality (TCEQ) of the relocation of a facility pursuant to Title 30 Texas Administrative Code (30 TAC) §116.602 for 6004 Concrete Batch Plants. This notification is for the relocation of Concrete Batch Plant Bp 02 Sn 170301 170302 170303A 170303B to the following location: Plant Will Be Located On The North Side of Liska Road, Approximately 2,350 Ft Northeast of Liska Road & Lakeview Drive, Ennis Tx, Ennis, TX 75119, Ellis County.

Be advised that no review has been done by the TCEQ to verify the site meets the requirements of the selected authorization. If it is determined that the site does not meet the relocation requirements, the company must cease operations and contact the Air Permits Division.

As a reminder, regardless of authorization mechanism, all facilities must be in compliance and operate in accordance with all rules and regulations of the TCEQ and the U.S. Environmental Protection Agency. Facilities not operating in accordance with these rules and regulations, in accordance with the authorization, or that misrepresented or failed to fully disclose all relevant facts in obtaining this authorization may be subject to formal enforcement action. Records must be maintained in accordance with the conditions of the 6004 Concrete Batch Plants.

If you need further information or have questions, please contact the Mechanical/Coatings New Source Review Permits Section at (512) 239-1250 or write to the Texas Commission on Environmental Quality, Office of Air, Air Permits Division, MC-163, P.O. Box 13087, Austin, Texas 78711-3087.

This action is taken under authority delegated by the Executive Director of the TCEQ.

Sincerely,

Bonnie Evridge, Manager

Mechanical/Coatings New Source Review Permits Section

Air Permits Division

Texas Commission on Environmental Quality

P.O. Box 13087 \* Austin, Texas 78711-3087 \* 512-239-1000 \* tceq.texas.gov

**Search Options** 

CR Query

TCEQ Home

Go To: Title V Federal Operating Permits

#### 09/08/2025 -----AirPermits IMS - PROJECT RECORD ------

Project#: 270298 Status: COMPLETE
Project Administrative Name: CONCRETE BATCH PLANT
Project Technical Name: CONCRETE BATCH PLANT

PROJECT ACTIONS

Permit	Action Type	Permit Type	Received Date	Permit Status	Renewal Date	Action Status	Complete Date
147174L001	INITIAL	STDPMT	06/09/2017	ISSUED	06/23/2027	COMPLETE	06/23/2017

Assigned Staff:

REVIEWR1\_2: HARVILLE, JENNIFER REVIEW ENG: NELON, DON

Customer Name: **SMITH CONTRACTING, INC.** Legal Name: **Smith Contracting, Inc.** CN Number: **CN605084185** 

Permit Information:

#### REGULATED ENTITY NUMBER: RN109812594

Permit	Account	Permittee Name	County	Region	City	State	Location
147174L001		CONCRETE BATCH PLANT BP 02 SN 170301 170302 170303A 170303B	COLLIN	REGION 04 - DFW METROPLEX	PRINCETON	TEXAS	APPROX. 1750 FT. NORTHEAST OF MYRICK LN AND S BEAUCHAMP BLVD, PRINCETON, TEXAS

\_ . . . .

FEE:

Pe	ermit	Action Type	Reference	Fee Receipt Number	Fee Amount Paid	Fee Refund Amount	Fee Receipt Date	Fee Payment Type
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TRACKING ELEMENTS

Start Date Complete Date ADMIN DEFICIENCY CYCLE 06/22/2017 06/22/2017 **ENGINEER INITIAL REVIEW COMPLETED (DATE)** 06/22/2017 FINAL PACKAGE TO SECTION MANAGER FOR REVIEW (DATE) 06/22/2017 FINAL PACKAGE TO TEAM LEADER OR SUPERVISOR FOR REVIEW (DATE) 06/22/2017 PROJECT RECEIVED BY ENGINEER (DATE) 06/15/2017 PROJECT RECEIVED BY TECHNICAL STAFF FROM APIRT (DATE) 06/14/2017 APIRT TRANSFERRED PROJECT TO TECHNICAL STAFF (DATE) 06/12/2017 LEGISLATORS NOTIFIED OF APPLICATION RECEIVED (DATE) 06/12/2017 PROJECT DECLARED ADMIN COMPLETE (DATE) 06/12/2017

PROJECT RULES:

APIRT RECEIVED PROJECT (DATE)

Unit Desc Rule Desc On Application Approve CONCRETE BATCH PLANTS 6004 Y Y

06/09/2017

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**Search Options** 

**CR Query** 

**TCEQ Home** 

Go To: Title V Federal Operating Permits

09/08/2025 ------AirPermits IMS - PROJECT RECORD ------

Project#: 390640 Status: COMPLETE Project Administrative Name: EXISTING RELOCATION

Project Technical Name: CONCRETE BATCH PLANT BP 02 SN 170301,170302,170303A, 170303B

PROJECT ACTIONS

Permit	Action Type	Permit Type	Received Date	Permit Status	Renewal Date	Action Status	Complete Date
147174L001	RELOC	STDPMT	03/25/2025	ISSUED	06/23/2027	COMPLETE	03/25/2025

Assigned Staff: REVIEW ENG: STAFF, EPERMIT

Customer Name: **SMITH CONTRACTING INC** Legal Name: **Smith Contracting, Inc.** CN Number: **CN605084185** 

#### Permit Information:

#### REGULATED ENTITY NUMBER: RN109812594

Permit	Account	Permittee Name	County	Region	City	State	Location
147174L001		CONCRETE BATCH PLANT BP 02 SN 170301 170302 170303A 170303B	COLLIN	REGION 04 - DFW METROPLEX	PRINCETON	TEXAS	APPROX. 1750 FT. NORTHEAST OF MYRICK LN AND S BEAUCHAMP BLVD, PRINCETON, TEXAS

FEE:

Permit	Action Type	Reference	Fee Receipt Number	Fee Amount Paid	Fee Refund Amount	Fee Receipt Date	Fee Payment Type
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TRACKING ELEMENTS

TE Name Start Date Complete Date

PROJECT RULES:

Unit Desc Rule Desc On Application Approve CONCRETE BATCH PLANTS 6004

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Go To: Title V Federal Operating Permits

09/08/2025 ------AirPermits IMS - PROJECT RECORD ------

Project#: 397636 Status: COMPLETE Project Administrative Name: EXISTING RELOCATION

Project Technical Name: CONCRETE BATCH PLANT BP 02 SN 170301 170302 170303A 170303B

PROJECT ACTIONS

Permit	Action Type	Permit Type	Received Date	Permit Status	Renewal Date	Action Status	Complete Date
147174L001	RELOC	STDPMT	09/02/2025	ISSUED	06/23/2027	COMPLETE	09/02/2025

Assigned Staff: REVIEW ENG: STAFF, EPERMIT

Customer Name: **SMITH CONTRACTING INC** Legal Name: **Smith Contracting, Inc.** CN Number: **CN605084185** 

Permit Information:

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F	Permit	Action Type	Reference	Fee Receipt Number	Fee Amount Paid	Fee Refund Amount	Fee Receipt Date	Fee Payment Type	ĺ
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TRACKING ELEMENTS

TE Name Start Date Complete Date

PROJECT RULES:

FEE:

Unit Desc Rule Desc On Application Approve CONCRETE BATCH PLANTS 6004

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Sec. 13-159. - Noise prohibited.

- (a) In addition to the other noise restrictions in this article, no person shall make, cause, suffer, allow or permit unreasonably loud noises in such a manner, or with such volume, intensity or duration, so as to disturb a reasonable person of ordinary sensibilities. A decibel level shall not be required for the enforcement of this section.
- (b) This section is intended to apply to, but is not limited to, unreasonable noises in the form of:
  - (1) *Construction work.* Noise created by construction work within three hundred (300) feet of an occupied residential structure involving the erection, excavation, demolition, alteration, or repair of any building, structure, or flatwork is prohibited as follows:

Before 7:00 a.m. or after 8:00 p.m.	Monday — Friday
Before 9:00 a.m. or after 8:00 p.m.	Saturday — Sunday

The city manager or designee may grant a permit to exceed the times above for a period not to exceed three (3) days in the case of urgent necessity and in the interest of public safety and convenience.

- (2) *Musical instruments.* The playing of any radio, phonograph or other musical instrument in such manner or with such volume, particularly during the hours between 10:00 p.m. and 7:00 a.m., as to annoy or disturb the quiet, comfort or repose of persons of ordinary sensibilities in any dwelling, hotel or other type of residence.
- (3) Horns or other signal devices. The continued or frequent sounding of any horn or signal device on any automobile, motorcycle, bus or other vehicle except as a danger or warning signal; the creation by means of any such signal device of any unreasonably loud or harsh device for any unnecessary and unreasonable period of time.
- (4) *Operation of vehicles.* The running of any automobile, motorcycle or vehicle so out of repair, so loaded or in such manner as to create loud or unnecessary grating, grinding, jarring or rattling noise or vibrations.
- (5) *Maintenance equipment.* Noise created by the operation of tools and domestic maintenance equipment powered by external air compressors or internal combustion engines including, but not limited to, use of lawn mowers, hedge clippers, chain saws, or similar domestic power maintenance equipment, during the hours between 6:00 a.m. and 9:00 p.m.

(Ord. No. 23-0718-H3, § 2, 7-18-23)



# PLANNING AND DEVELOPMENT DEPARTMENT MEMORANDUM

**DATE: NOVEMBER 18, 2025** 

TO: CITY MANAGER

**CITY COMMISSION** 

FROM: PLANNING DEPARTMENT STAFF

RE: SPECIFIC USE PERMIT – PLANNING CASE NO. SUP-25-3

#### **Notification to Property Owners:**

Out of sixty-eight (68) property owner notifications, NONE (0) were filed with an "IN FAVOR OF" vote and ONE (1) "IN PROTEST AGAINST" vote filed.

In accordance with the Ennis Unified Development Ordinance, Article 3, Sec. 3.3.1 (8) and Texas Local Government Code, Chapter 211, Sec. 211.006 (d), when protests contain the signature of the owner or the owners of 20% or more of: (1) of the total area of the land included within the boundaries of the proposed change, or (2) of the total area of land outside the boundaries of the proposed change but immediately adjoining and within 200 feet of any point of the land proposed to be changed; then a three-fourths (3/4) favorable vote of all City Commission members will be required for approval.

The total area of land (9,089.28 square feet) of those against the proposed Specific Use Permit (SUP) reaches 0.91% and therefore, this case **DOES NOT** require a three-fourths (3/4) favorable vote of all City Commission members in order to be approved.

Jorge Barake
Jorge Barake | City Planner

## CITY OF ENNIS, TEXAS PLANNING, DEVELOPMENT AND INSPECTION SERVICES DEPARTMENT

City of Ennis
Appection Services
Received

#### COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. SUP-25-3

PID No. 194784

SEP 2 9 7025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on <u>Monday, October 13, 2025 at 6:00 PM</u> and the City Commission on <u>Tuesday, November 18, 2025 at 6:00 PM</u> in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

Conduct a public hearing to discuss and consider a SPECIFIC USE PERMIT (SUP) to allow a "temporary concrete batch plant" for a time period not to exceed 6 months on a property zoned Single Family Residential-5 (R-5) district on a portion of Phase 3A of the Prairie View subdivision, City of Ennis, Ellis County, Texas and generally located in the 4000-Block of Lakeview Drive. Ellis CAD ID 308894.

P&Z Case No.: SUP-25-3

Owner: DRP Bookbinder Multistate, LLC Applicant: Smith Contracting, Inc

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on October 8, 2025.

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

IN FAVOR OF	IN PROTEST AGAINST
Signature	I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.  CARY L. TOWES  Print Name  Bary L. Signature
A = 0	Print Name Signature

PLEASE MAIL OR DELIVER TO: CITY OF ENNIS PLANNING AND DEVELOPMENT 108 W KNOX ST ENNIS, TEXAS 75119

OR

E-MAIL TO jbarake@ennistx.gov estubbs@ennistx.gov

JONES BARRY L 4215 LAKEVIEW DR ENNIS TX 75119-1256



## **City Commission – Regular Session**



# **Public Hearings - F**

• **F.**\_\_\_\_ - Conduct a Public Hearing and discuss and consider an Ordinance granting a Specific Use Permit (SUP) to allow a "temporary concrete batch plant" for a time period not to exceed 6 months on a property zoned Single Family Residential-5 (R-5) district on a portion of Phase 3A of the Prairie View subdivision, City of Ennis, Ellis County, Texas and generally located in the 4000-Block of Lakeview Drive. Ellis CAD ID 308894.

Case No. SUP-25-3



### **P&Z Case # SUP-25-3**



#### **Overview:**

Location: Ward 5

Requested by: Smith Contracting, Inc

• For: 28.882 Acres, Portion of Phase 3A, Prairie View Subdivision

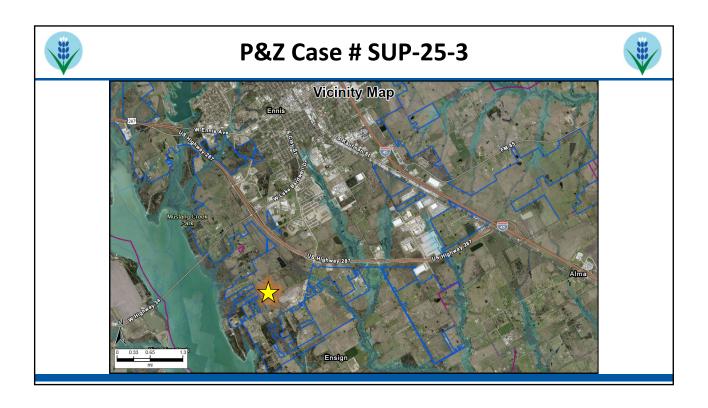
Specific Use Permit: Temporary Concrete Batch Plant in R-5 District
 Expiration: 6 months from date of approval by Ordinance
 Notices: 68 Surrounding Property Owners Notified

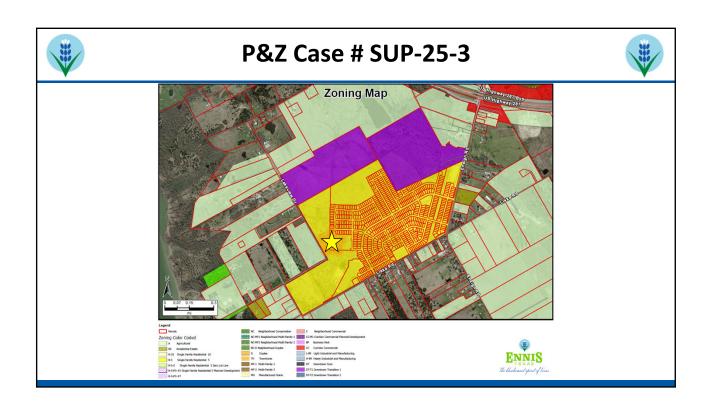
• 0 Voted "In Favor" Does Not require Super Majority Vote

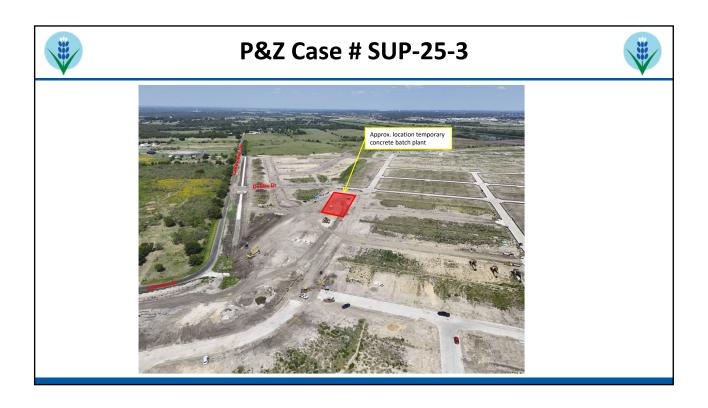
• 1 Voted "In Protest"

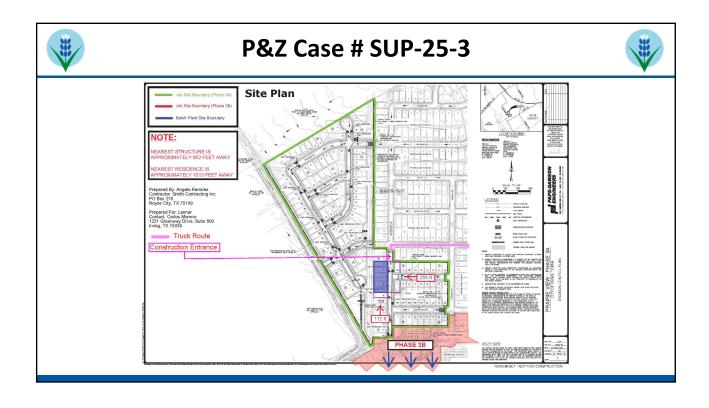
Case heard by P&Z Commission on 10/13/25

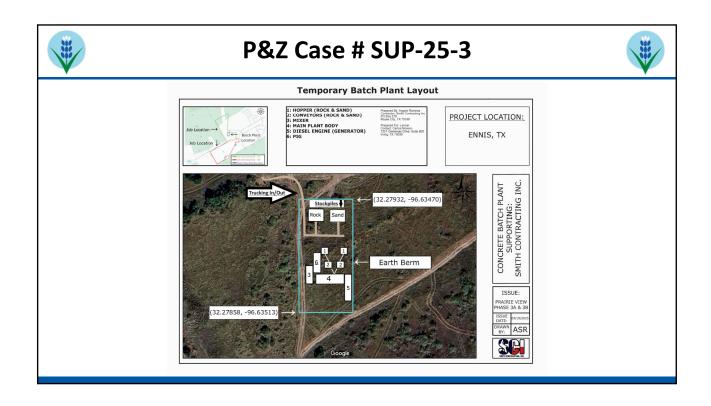
P&Z Commission approved the request

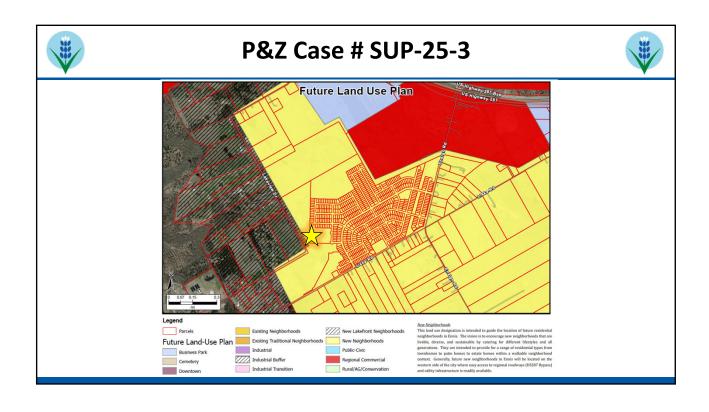










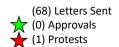




### **P&Z Case # SUP-25-3**









### **P&Z Case # SUP-25-3**



#### **Overview:**

• Location: Ward 5

Requested by: Smith Contracting, Inc

• For: 28.882 Acres, Portion of Phase 3A, Prairie View Subdivision

Specific Use Permit: Temporary Concrete Batch Plant in R-5 District
 Expiration: 6 months from date of approval by Ordinance
 Notices: 68 Surrounding Property Owners Notified

• 0 Voted "In Favor" Does Not require Super Majority Vote

• 1 Voted "In Protest"

• Case heard by P&Z Commission on 10/13/25

• P&Z Commission approved the request

**P&Z Commission Recommends Approval** 



## **City Commission – Regular Session**



# **Public Hearings - F**

• **F.**\_\_\_\_ - Conduct a Public Hearing and discuss and consider an Ordinance granting a Specific Use Permit (SUP) to allow a "temporary concrete batch plant" for a time period not to exceed 6 months on a property zoned Single Family Residential-5 (R-5) district on a portion of Phase 3A of the Prairie View subdivision, City of Ennis, Ellis County, Texas and generally located in the 4000-Block of Lakeview Drive. Ellis CAD ID 308894.

Open the Public Hearing
Public Comment
Close the Public Hearing

Motion, Second, Discussion & Vote



#### ORDINANCE NO.

AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, GRANTING A SPECIFIC USE PERMIT TO SMITH CONTRACTING, INC. FOR A **TEMPORARY** CONCRETE **BATCH PLANT LOCATED** APPROXIMATE 0.643 ACRES ON LOTS 3-7, BLOCK K IN THE OWEN SHANNON SURVEY, ABSTRACT NO. 989, GENERALLY LOCATED IN THE 4000-BLOCK OF LAKEVIEW DRIVE, ELLIS CAD **SINGLE-FAMILY RESIDENTIAL-5** 308894, **ZONED** DISTRICT; PROVIDING FOR THE INCORPORATION OF FINDINGS; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR AN OFFICIAL ZONING MAP AMENDMENT; PROVIDING FOR LAND USE REGULATIONS; PROVIDING A SAVINGS/REPEALER CLAUSE: PROVIDING A SEVERABILITY CLAUSE: PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) PENALTY CLAUSE FOR EACH OFFENSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, Smith Contracting has requested a Specific Use Permit ("SUP") for a Temporary Concrete Batch Plant to be located on an approximate 0.643 acre tract of land, located on Lots 3-7, Block K in the Owen Shannon Survey, Abstract No. 989, generally located in the 4000-Block of Lakeview Drive, Ellis CAD ID 308894, (the "Property"), said portion more particularly described in **Exhibit A**, attached hereto and incorporated herein (the "Plant Location"); and

WHEREAS, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the "Planning and Zoning Commission") has recommended to the City Commission approval of the SUP; and

WHEREAS, in accordance with Article 3.3.3 of the City of Ennis Unified Development Ordinance, the City Commission and the Planning and Zoning Commission have determined that the requested Specific Use Permit is in compliance with the comprehensive plan, establishes a use permitted under the ordinance, the location is clearly defined by the attached Exhibit A, is wholly compatible with the use and permitted development of adjacent properties, mitigates traffic impacts, and is in keeping with the intent and purpose of the City of Ennis Unified Development Ordinance; and

WHEREAS, after complying with all legal notices, requirement and conditions, a public hearing was held before the City Commission at which it considered the recommendation of the Planning and Zoning Commission and, among other things, the review criteria in Sections 3.2.7(2) and 3.3 of the Unified Development Ordinance and concluded that an SUP should be granted subject to the conditions set forth in this Ordinance,

# NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:

**SECTION 1. Findings Incorporated.** The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2. Specific Use Permit Granted.** A Specific Use Permit (SUP) for a Temporary Concrete Batch Plant is granted to Smith Contracting, Inc., for the Property, subject to the following conditions:

- 1. The SUP shall expire within six (6) months of the date of this Ordinance.
- 2. The SUP may not be transferred or assigned. The City Commission may initiate repeal of the SUP upon a change of ownership of the Property.
- 3. The Temporary Concrete Batch Plant may only be located and operated on the Plant Location as depicted in **Exhibit A**.
- 4. Permitted hours of operation: Monday through Saturday, 7:00 A.M. to 5:00 P.M. Saturday work will only be undertaken with permission and approval of the City of Ennis.
- 5. Access to the Temporary Concrete Batch Plant shall be permissible only by use of the construction entrance off Liska Road.
- 6. All concrete mixed at this location is to be used for onsite construction and may not be transported for off-site use.
- 7. Parking or staging along Liska Road, Ensign Road or Lakeview Drive is not permitted.
- 8. The TxDOT right-of-way shall be kept clean and free of debris.
- 9. The Temporary Concrete Batch Plant shall maintain a current Air Quality Standard Permit for Concrete Batch Plants with the Texas Commission for Environmental Quality (TCEQ). The facility shall be in compliance with all rules, regulations and standards as specified by the Air Quality Standard Permit issued by TCEQ.

<u>SECTION 3. Zoning Map Amendment.</u> The Official Zoning Map shall be amended to denote the Specific Use Permit granted by this Ordinance.

**SECTION 4. Land Use Regulations.** The regulations contained in the Unified Development Ordinance, as amended, shall control, except as expressly modified by this Ordinance.

SECTION 5. Savings/Repealing Clause. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 6. Severability.** Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. City of Ennis hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 7. Penalty.** Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000) for each offense, and a separate offense shall be deemed to be committed upon each day or on which a violation occurs or continues.

**SECTION 8. Effective Date.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases require.

**PASSED AND APPROVED** by the City Commission of the City of Ennis, Texas on this 18th day of November, 2025.

	KAMERON RABURN, Mayor
ATTEST:	
ANGIE WADE, City Secretary	

### EXHIBIT "A" LEGAL DESCRIPTION

#### DESCRIPTION OF 0.643 ACRE TRACT OF LAND

BEING a tract of land situated in the Owen Shannon Survey, Abstract Number 989, City of Ennis, Ellis County, Texas and being a portion of that certain tract of land (Tract 1) described in deed to DRP Bookbinder Multistate, LLC, as recorded in Instrument Number 2435976, Official Public Records, Ellis County, Texas also being future Lot 1X, and Lots 3-7, Block U, of proposed Prairie View Phase 3A and being more particularly described by metes and bounds as follows:

COMMINCING at a 1/2 inch iron rod with yellow plastic cap stamped "Pierce Murray" found in the east Right-of-Way line of Future Melbourne Drive (a proposed 50' Right-of-Way) and being at the southwest corner of Lot 1, Block Z, Prairie View Phase 2B, as recorded in Instrument Number 2432867, Official Public Records, Ellis County, Texas and from which a 1/2 inch iron rod with yellow plastic cap stamped "Pierce Murray" found for the most southerly northwest corner of said Lot 1, Block Z, bears N 00°14'54"E, 95.00 feet;

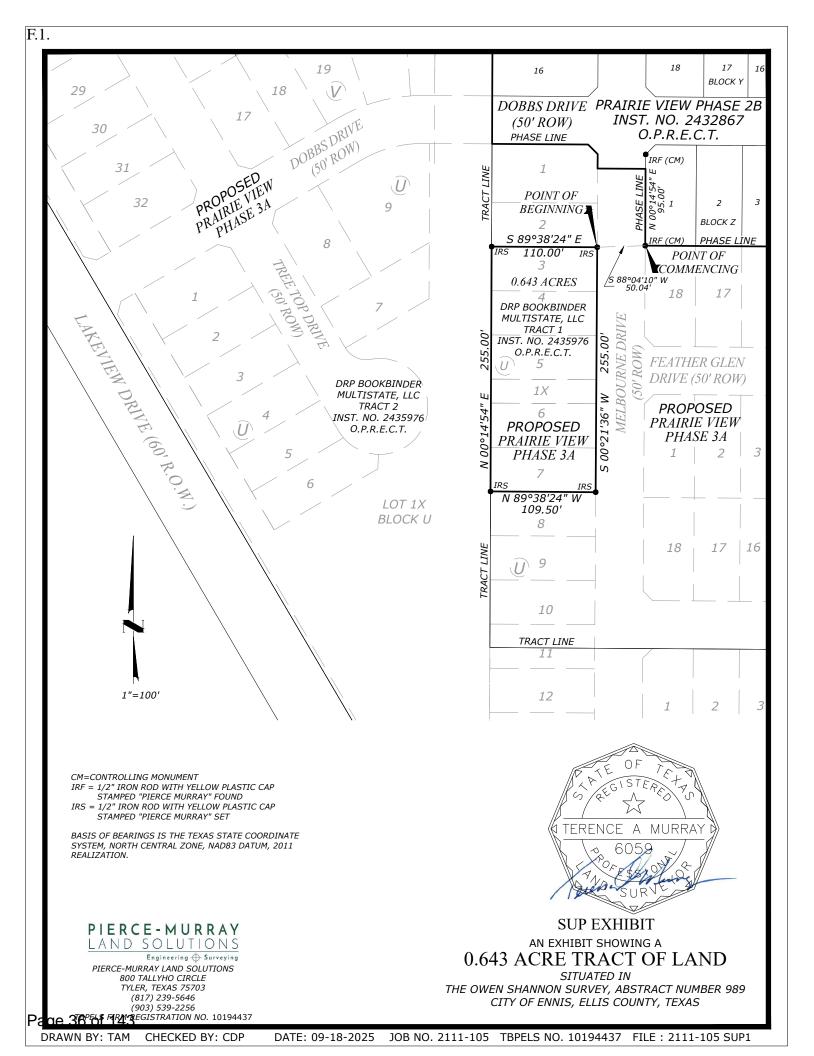
THENCE S 88°04′10″W, a distance of 50.04 feet crossing said future Melbourne Drive to a 1/2 inch iron rod with yellow plastic cap stamped "Pierce Murray" set for the POINT OF BEGINNING, being in the west Right-of-Way line of said Future Melbourne Drive and being the northeast corner of future Lot 3, Block U, said proposed Prairie View Phase 3A:

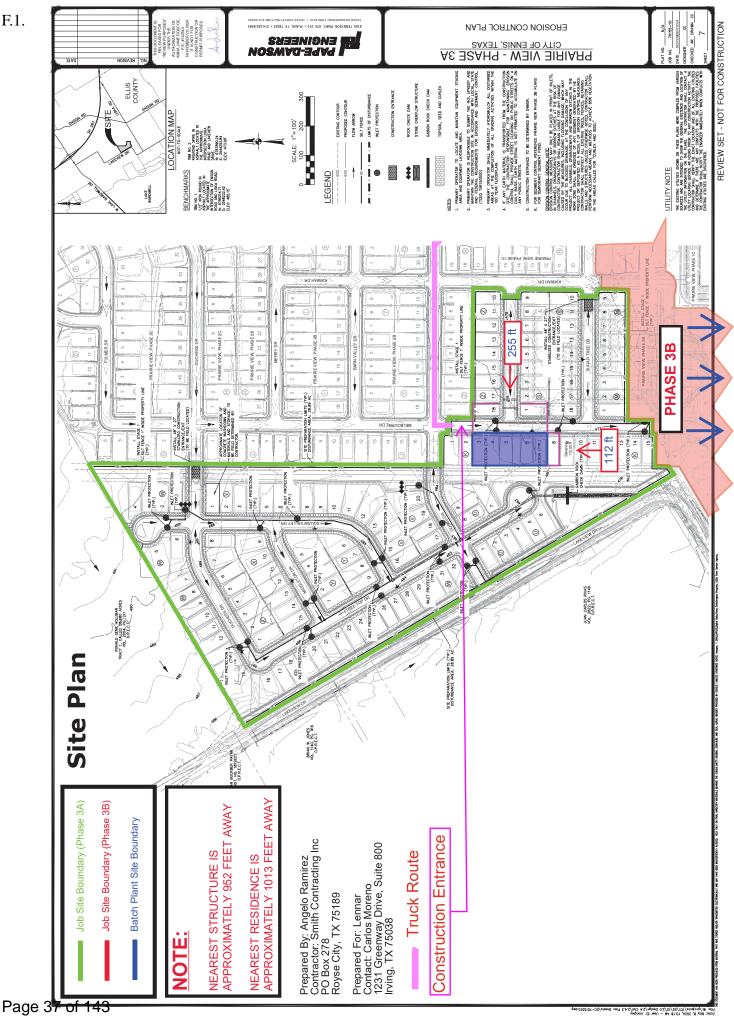
THENCE S 00°21′36″W, a distance of 255.00 feet along said future west Right-of-Way line and the east lot lines of said future Lot 1X, and Lots 3-7, Block U, of proposed Prairie View Phase 3A to a 1/2 inch iron rod with yellow plastic cap stamped "Pierce Murray" set at the southeast corner of future Lot 7, said proposed Prairie View Phase 3A;

THENCE N 89°38′24″W, a distance of 109.50 feet along the south line of said future Lot 7 to a 1/2 inch iron rod with yellow plastic cap stamped "Pierce Murray" set for the southwest corner of said future Lot 7;

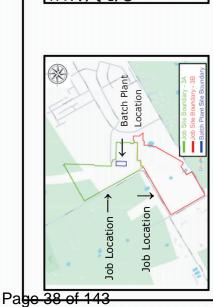
THENCE N 00°14′54″E, a distance of 255.00 feet along the west lot lines of said future Lot 1X, and Lots 3-7, Block U, of proposed Prairie View Phase 3A to a 1/2 inch iron rod with yellow plastic cap stamped "Pierce Murray" set at the northwest corner of said future Lot 3, Block U, proposed Prairie View Phase 3A;

THENCE S 89°38′24″E, a distance of 110.00 feet along the north line of said future Lot 3, Block U, proposed Prairie View Phase 3A, returning to the Point of Beginning and containing 27,986 square feet or 0.643 acres of land, more or less.





# **Temporary Batch Plant Layout**



2: CONVEYORS (ROCK & SAND)
3: MIXER
4: MAIN PLANT BODY
5: DIESEL ENGINE (GENERATOR)
6: PIG I: HOPPER (ROCK & SAND)

Prepared By: Angelo Ramirez Contractor: Smith Contracting Inc PO Box 278 Royse City, TX 75189

PROJECT LOCATION:

Prepared For: Lennar Contact: Carlos Moreno 1231 Greenway Drive, Suite 800 Irving, TX 75038

ENNIS, TX

SMITH CONTRACTING INC. **SUPPORTING:** CONCRETE BATCH PLANT

32.27932, -96.63470)

Sand

Rock

Stockpiles

rucking In/Out

ISSUE:

Earth Berm

9

PRAIRIE VIEW PHASE 3A & 3B

ISSUE DATE:

32.27858, -96.63513)



ASR 3/19/2025 DRAWN BY:

#### **ENNIS CITY COMMISSION**

## AGENDA SUMMARY FORM



To: City Commission

**Subject:** Conduct a Public Hearing and discuss and consider an Ordinance amending

Planned Development No. PD-22.11-18.1b development regulations and

associated Concept Plan as originally approved by Ordinance No. 23-0207-G4 on February 7, 2023, for an approximately 96.312-acre tract of land situated in the W. Harris Survey, Abstract No. 504, City of Ennis, Ellis County, Texas and generally located at 201 Haskovec Lane. Portion of Ellis CAD ID 289924. The request includes a single family residential planned development containing approximately

444 single family lete and 11.7 serve of semmen area onen anges

441 single family lots and 11.7 acres of common area open space.

Meeting: ENNIS CITY COMMISSION - 18 Nov 2025

**Department:** Planning & Development **Staff Contact:** Erica Stubbs, Senior Planner

#### **BACKGROUND INFORMATION:**

Applicant and developer, Mr. Ragen Martinek has requested amendments to the development standards and concept plan for a single family residential Planned Development known as PD-22.11.18.1b. This Planned Development was approved by Ordinance No. 23-0207-G4 on February 7, 2023.

Proposed amendments to Planned Development No. PD-22.11.18.1b include the following items:

- 1. Remove lot matrix listing each individual lot in the subdivision. This holds the developer to an unattainable standard during the engineering phase. Replace with four (4) individual lot types (Types A, B, C & D), each lot type shall have a designated lot size range.
- 2. Setbacks
- Correct the interior side setbacks for all lot types to 5'
- Correct the street side setbacks for all lot types to 10'
- Establish 30' rear yard setback for twenty (20) lots abutting an existing single family residential subdivision (Crestview subdivision) along the western property line
- 3. Clarify and memorialize the following performance / development standards:
- Density (6 DU/ acre), Minimum lot area (5,500 sf), Minimum gross living area (1,400 sf), Minimum lot width (50'), Minimum lot depth (100'), Maximum height to highest level eave or parapet (35'), Maximum height to top of the roof structure (45'), Maximum lot coverage (45%)
- 4. Provide clarification to phasing of subdivision construction
- 5. Reduction in number of single-family lots (originally 447 lots, proposed amendment to 441 lots)
- 6. Street realignment at connection to townhome Planned Development PD-24.04.16 (adjoining 16 ac property) Future extension of Golden Spike Dr
- 7. Minor adjustments to locations of open areas / green space lots
- 8. Increase in open area / green space from 11.26 ac to 11.70 ac (additional .44 ac of

green space)

On October 13, 2025, the Planning and Zoning Commission held a public hearing and considered the request for amendments. The P&Z Commission approved the request with a final vote of 4 in favor and 2 against.

#### **FINANCIAL IMPACT:**

N/A

#### **POLICY IMPLICATIONS:**

N/A

#### **RECOMMENDATION:**

The Planning and Zoning Commission recommends approval.

#### **ALTERNATIVES:**

N/A

#### **ATTACHMENTS:**

DEV-25-12 RM2 SF - PD Amendment Letter of Intent

DEV-25-12 RM2 SF - PD Amendment Conceptual Site Plan

DEV-25-12 RM2 SF - Lots Over 7000 sf

DEV-25-12 RM2 SF - Phasing Exhibit

ORDINANCE NO. 23-0207-G4 (PD-22.11.18.1b)

DEV-25-12 MemorandumBuffer

DEV-25-12 SPO Responses

**DEV-25-12 PPT** 

ORDINANCE NO.-Conduct a Public Hearing and discuss and consider an Ordinance amending

Planned Development No. PD-22.11-18.1b development regulations a - Pdf



August 28th, 2025

City of Ennis Attn: Planning, Development and Inspections Department 107 N Sherman St Ennis, TX 75119

Letter of Intent – Proposed PD Zoning & Concept Plan Amendment to PD-22.11.18.1b South of Ennis Avenue approximately 1 mile east of Ennis Avenue and Interstate 45

To whom it may concern,

The owner of the property located along the southside of Ennis Avenue approximately 1 mile east of Interstate 45 and Ennis Avenue is submitting PD zoning and concept plan amendment requests for the +/- 96 acre tract of land containing single-family homes. This +/- 96 acre tract is a portion of a larger +/- 124 acre development containing single-family homes, townhomes, assisted living multi-family, duplexes, and commercial developments. The purpose of these amendments is to rectify the minimum required side yard setbacks regardless of proposed lot size, update the overall quantity of the single-family lots anticipated, provide clarification on maximum density, minimum lot depth, maximum height of structures, and maximum lot coverage. A summary of performance standards, and the range of proposed lot sizes are shown in the tables below.

#### **Performance Standards Table:**

The performance standards for all single-family lots in this Planned Development shall be as follows:

Density	
Dwelling Units / Acre (maximum)	6.0
Lot Dimensions	
Lot Area (minimum) sq. ft.	5,500
Gross Living Area (minimum) sq. ft.	1,400
Lot Width (minimum) feet	50
Lot Depth (minimum) feet	100
Setbacks	
Street, Front (minimum) feet	20
Street, Side (minimum) feet	
All roadways	10
Rear (minimum) feet	
Any Residential lot	10
Side, Interior (minumum) feet	5
Height (maximum) feet	
To highest level eave or parapet	35
To top of the roof structure	45
Lot Coverage (maximum) Percentage	
All building on the lot	45%

To provide additional separation to the existing residential along the western property line, the development will provide the following:

Minimum Rear Yard Setback adjacent to existing residential along the western boundary: 30'



#### Lot Size Breakdown:

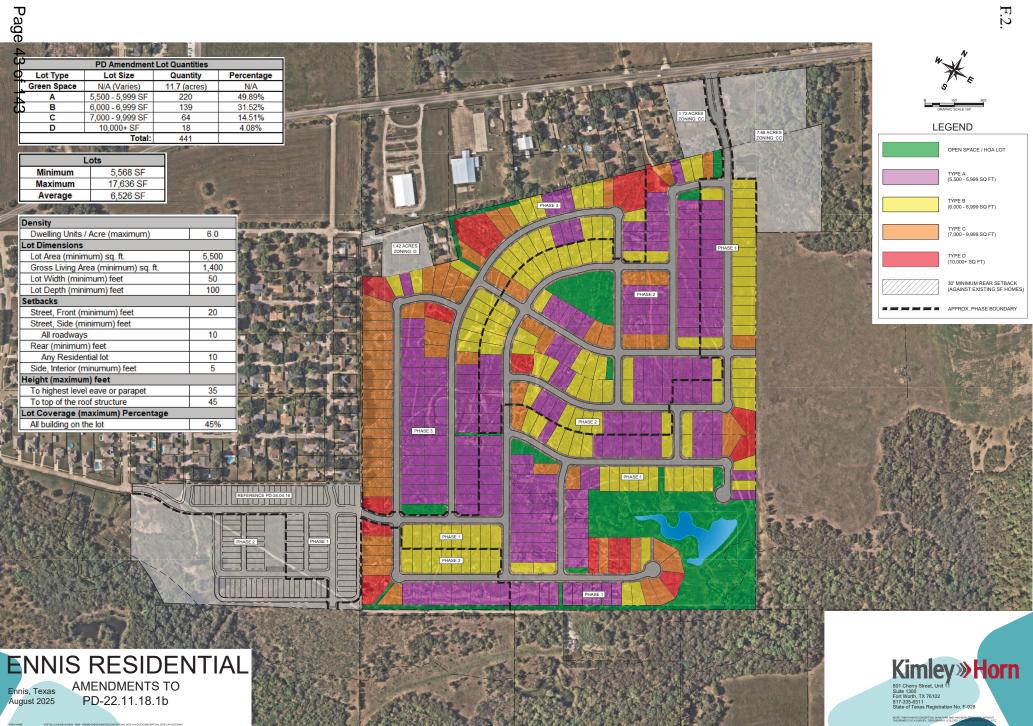
Pre vs. Post PD Amendment Lot Quantities				
Lot Type	Lot Size	Pre	Post	Change
Green Space	N/A (Varies)	11.1 (acres)	11.7 (acres)	+0.6 (acres)
Α	5,500 - 5,999 SF	222	220	-2
В	6,000 - 6,999 SF	142	139	-3
С	7,000 - 9,999 SF	69	64	-5
D	10,000+ SF	14	18	+4
	Total:	447	441	-6

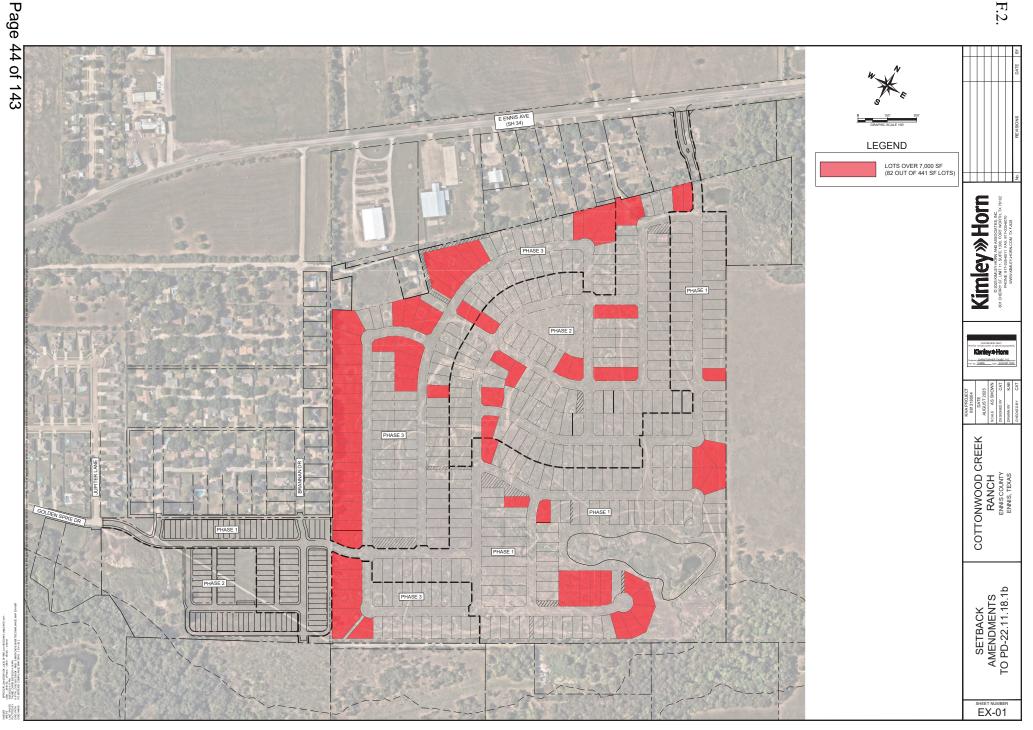
Note: The reduction in total lot count as compared to the initial zoning concept plan resulted from progress with the civil site design.

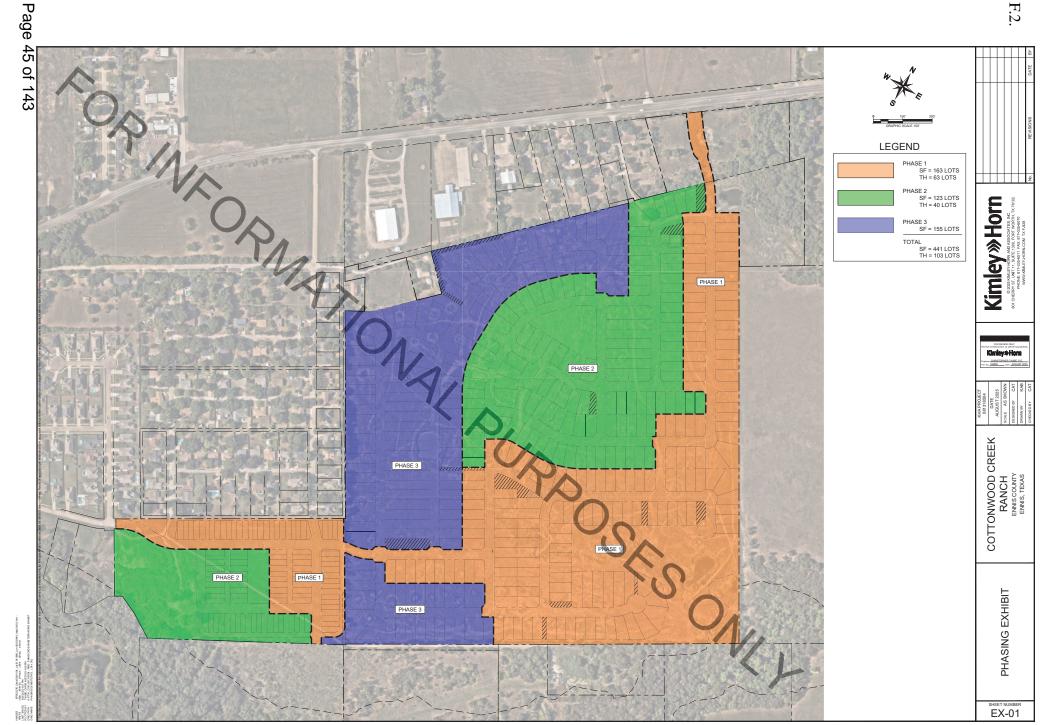
If you need any additional information on the Application or the proposed development, please contact me at chris.taube@kimley-horn.com

Sincerely,

Chris Taube, P.E. Project Manager









#### **ORDINANCE NO. 23-0207-G4**

AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, AMENDING THE ZONING AND THE ZONING MAP TO CHANGE THE EXISTING ZONING CLASSIFICATION FROM "R-10" SINGLE FAMILY RESIDENTIAL DISTRICT – 10 TO PD PLANNED DEVELOPMENT (PD-22.11.18.1B) FOR AN APPROXIMATELY 96.312 ACRE LOT, TRACT, OR PARCEL OF LAND, A PORTION OF ELLIS CAD ID 289924; PROVIDING SEVERABILITY, REPEALING AND SAVINGS CLAUSES; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Ennis, Texas ("City Commission"), has investigated and determined the City of Ennis, Texas ("City") should amend the zoning and zoning map as provided herein and, pursuant to a notice being duly posted according to law, conducted a public hearing wherein a request was made by RM2 Developments, LLC, as applicant ("Applicant"), to change the existing zoning classification from "R-10" Single Family Residential District – 10 to "PD" Planned Development (PD-22.11.18.1b) for approximately 96.312 acres; and

WHEREAS, the tract of land for which Applicant requested a change in zoning classification is an approximately 96.312 acres lot, tract, or parcel, a portion of Ellis CAD ID 289924, (the "Property") and more particularly described in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the City Commission has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Ennis to grant the zoning change and that such grant will not be detrimental to the public welfare, safety or health; and

WHEREAS, the Planning and Zoning Commission of the City and the City Commission, in compliance with the laws of the State of Texas and the ordinances of the City, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of their legislative discretion have concluded that the Zoning Ordinance of the City should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:

**SECTION 1. Findings Incorporated.** The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. Zoning Reclassification Granted and Zoning Map Amended. The City of Ennis Zoning Map is hereby amended to reflect that an approximately 96.312 acres lot, tract, or parcel, a portion of Ellis CAD ID 289924, and more particularly described in Exhibit A is hereby rezoned from "R-10" Single Family Residential District – 10 to "PD" Planned Development (PD-22.11.18.1b). The Zoning Map of the City of Ennis shall be amended to reflect this zoning reclassification. The Property shall be developed and used in accordance with all applicable City, state and federal laws, as they exist or may be in the future amended, including but not limited to building codes, fire codes and all accessibility standards as required by law.

**SECTION 3. Development Regulations.** The Property being within PD Planned Development (PD-22.11.18.1b), as created hereby, shall be developed and used in accordance with the Zoning Ordinance, including but not limited to the "R-5" Single Family Residential District – 5 provisions, except to the extent modified by the development regulations set forth in Exhibit B attached hereto and incorporated herein by reference, and to the extent not in conflict with Exhibit B, in compliance with all applicable City ordinances, state and federal laws, as they exist or may be in the future amended including but not limited to building codes, fire codes and all accessibility standards as required by law.

SECTION 4. Savings/Repealing Clause. City of Ennis Unified Development Ordinance, Article V-5.1, shall remain in full force and effect, save and except as amended by this Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

**SECTION 5. Severability.** Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Ennis hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 6. Penalty Clause.** Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Ennis, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 7. Effective Date.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases require.

**PASSED AND APPROVED** by the City Commission of the City of Ennis, Texas on the 7th day of February, 2023.

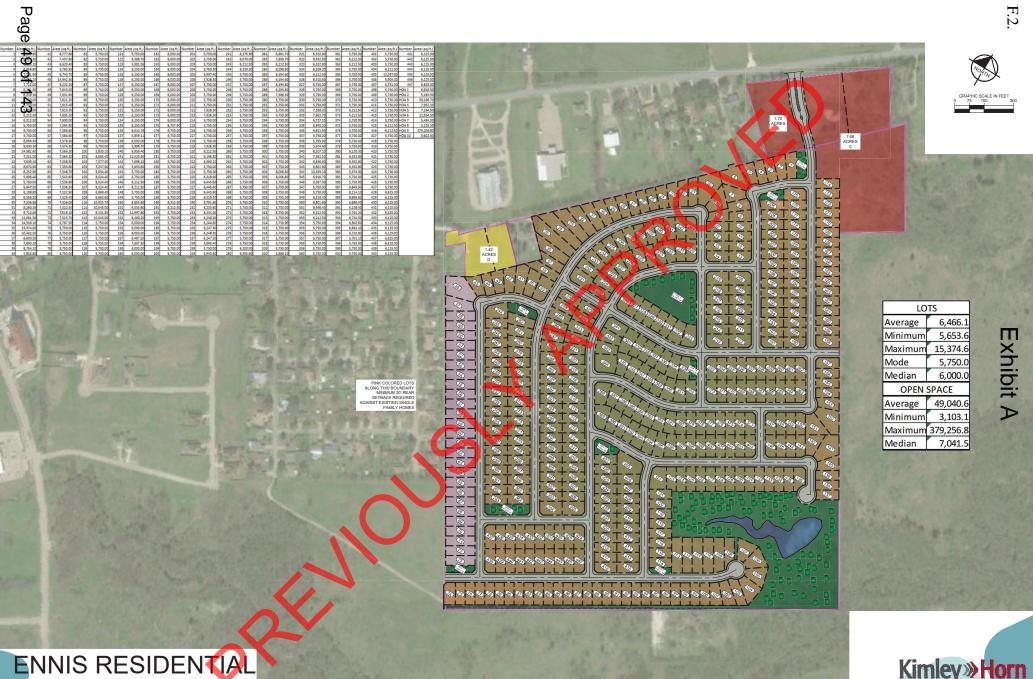
alkalne fler

ANGELINE JUENEMANN, Mayor

ATTEST:

ANGIE WADE, City Secretary





Kimley » Horn 801 Cherry Street, Unit 11 Suite 950 Fort Worth, TX 76102 817-335-6511 State of Texas Registration No. F-928

Ennis, Texas August 2022

ZONING DESCRIPTION: ZONE R-5 PLANNED DEVELOPMENT

BEING A TRACT OF LAND SITUATED IN THE W. HARRIS SURVEY, ABSTRACT NO. 504, CITY OF ENNIS, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO RM2 DEVELOPMENTS, LLC, RECORDED IN INSTRUMENT NO. 2121109, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE FOUND FOR AN ELL CORNER OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTHWEST CORNER OF MARTINEK ADDITION, AN ADDITION TO THE CITY OF ENNIS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 98-B5, AND IN THE EAST LINE OF UNIT ONE, CRESTVIEW ADDITION REVISED, AN ADDITION TO THE CITY OF ENNIS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 358, OPRECT:

THENCE N 60°42'41" E, ALONG A NORTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTH LINE OF SAID MARTINEK ADDITION, PASSING A NAIL FOUND FOR THE SOUTHEAST CORNER OF SAID MARTINEK ADDITION AT A DISTANCE OF 99.79 FEET, CONTINUING OVER AND ACROSS SAID RM2 DEVELOPMENT TRACT, IN ALL A TOTAL DISTANCE OF 133.47 FEET TO A POINT FOR CORNER;

THENCE N 44°54'18" E, OVER AND ACROSS SAID RM2 DEVELOPMENT TRACT, A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO VICTOR F. TROJACEK AND LINDA MAE TROJACEK, RECORDED IN VOLUME 596, PAGE 567, OPRECT, PASSING AT A DISTANCE OF 239.82 FEET, CONTINUING ALONG THE SOUTH LINE OF SAID TROJACEK TRACT, IN ALL A TOTAL DISTANCE OF 371.82 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR AN INTERIOR ELL CORNER OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTHEAST CORNER OF SAID TROJACEK TRACT:

THENCE N 45°05'42" W, ALONG A WEST LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON EAST LINE OF SAID TROJACEK TRACT, A DISTANCE OF 225.00 FEET TO A 1/2" IRON ROD FOUND FOR AN ELL CORNER OF SAID RM2 DEVELOPMENT TRACT, THE COMMON NORTHEAST CORNER OF SAID TROJACEK TRACT, THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO SPJST LODGE NO. 25 TRACT 2, RECORDED IN VOLUME 553, PAGE 667, OPRECT, AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE FOUNDATION OF LIFE CHURCH OF GOD, RECORDED IN INSTRUMENT NO. 1732989, OPRECT;

THENCE N 45°25'17" E ALONG A NORTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTH LINE OF SAID CHURCH OF GOD TRACT, A DISTANCE OF 352.44 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CHURCH OF GOD TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ENNIS UNITED PENTECOSTAL CHURCH, RECORDED IN VOLUME 908, PAGE 450, OPRECT;

THENCE N 45°10'59" E, ALONG A NORTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTH LINE OF SAID PENTECOSTAL CHURCH, THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO GREGSON LAZNOVSKY, RECORDED IN VOLUME 2744, PAGE 143, OPRECT, THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO PHILLIP J. GERBER, RECORDED IN INSTRUMENT NO. 1720268, OPRECT, THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO DYLAN SCOTT BUTLER, RECORDED IN INSTRUMENT NO. 2117572, OPRECT, AND THE COMMON SOUTH LINE OF THAT TRACT OF LAND OWNED BY DARREN LEKAR, DAVID LEKAR AND DEBORAH CARPENTER (NO RECORD INFORMATION FOUND), A DISTANCE OF 686.78 FEET TO A 1/2" IRON PIPE FOUND FOR

AN INTERIOR ELL CORNER OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTHEAST CORNER OF SAID LEKAR TRACT:

THENCE N 43°14'25" W, ALONG A WEST LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON EAST LINE OF SAID LEKAR TRACT, A DISTANCE OF 19.57 FEET TO A 1" IRON PIPE FOUND FOR ELL CORNER OF SAID RM2 DEVELOPMENT TRACT, THE COMMON NORTHEAST CORNER OF SAID LEKAR TRACT, AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO DARREN LEKAR, DAVID LEKAR AND DEBORAH CARPENTER, RECORDED IN INSTRUMENT NO. 1621147, OPRECT, ALSO IN THE WEST LINE OF HASKOVED LANE (A CALLED 30' ALLEY);

THENCE N 44°51'50" E, ALONG A NORTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTH LINE OF SAID HASKOVEC LANE, A DISTANCE OF 30.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR ELL CORNER;

THENCE S 44°33'10" E, ALONG THE NORTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTH LINE OF SAID HASKOVEC LANE, A DISTANCE OF 14.12 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR ELL CORNER;

THENCE N 44°54'40" E, ALONG A NORTH LINE OF SAID RM2 DEVELOPMENT TRACT AND A COMMON SOUTH RIGHT-OF-WAY (ROW) LINE OF SAID HASKOVEC LANE, PASSING A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID HASKOVEC LANE AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO LONNIE A. REDNING AND LORI A. REDNING, RECORDED IN INSTRUMENT NO. 1527420, OPRECT AT A DISTANCE OF 43.3 FEET, CONTINUING ALONG THE NORTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTH LINE OF SAID REDNING TRACT, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARTINEK AND ASSOCIATES, RECORDED IN INSTRUMENT NO. 2121692, OPRECT, CONTINUING ALONG THE NORTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTH LINE OF SAID MARTINEK AND ASSOCIATES TRACT IN ALL A TOTAL DISTANCE OF 420.55 FEET TO A POINT FOR CORNER IN THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, A DELTA ANGLE OF 10°14'09", A CHORD BEARING OF S 36°10'14" E, AND A CHORD LENGTH OF 93.67 FEET;

THENCE OVER AND ACROSS SAID RM2 DEVELOPMENT TRACT AND WITH SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 93.79 FEET TO A POINT FOR CORNER;

THENCE S 31°03'10" E. OVER AND ACROSS SAID RM2 DEVELOPMENT TRACT, A DISTANCE OF 69.88 FEET TO A POINT FOR CORNER;

THENCE N 58°56'50" E, OVER AND ACROSS SAID RM2 DEVELOPMENT TRACT, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

THENCE S 31°03′10" E, OVER AND ACROSS SAID RM2 DEVELOPMENT TRACT, A DISTANCE OF 275.02 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR AN INTERIOR ELL CORNER OF SAID RM2 DEVELOPMENT TRACT AND A COMMON ELL CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 4 IN DEED TO G&A COUNTRY CLUB RANCH, LLC, RECORDED IN INSTRUMENT NO. 1805602, OPRECT:

THENCE S 31°03'10" E, ALONG AN EAST LINE OF SAID RM2 DEVELOPMENT TRACT AND A COMMON WEST LINE OF SAID G&A COUNTRY CLUB TRACT, A DISTANCE OF 1927.94 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHEAST CORNER OF SAID RM2 DEVELOPMENT TRACT, THE COMMON SOUTHWEST CORNER OF SAID G&A COUNTRY CLUB TRACT, AND IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO REBECCA ESCOBAR, RECORDED IN INSTRUMENT NO. 2035011, OPRECT;

THENCE S 58°36'28" W, ALONG A SOUTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON NORTH LINE OF SAID ESCOBAR TRACT, A DISTANCE OF 383.69 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE NORTHWEST CORNER OF SAID ESCOBAR TRACT AND THE COMMON NORTHEAST CORNER OF A FOUR ACRE TRACT OF LAND FROM EARL MUIRHEAD TO THE CITY OF ENNIS (NO RECORD INFORMATION FOUND);

THENCE S 58°41'55" W, ALONG A SOUTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON NORTH LINE OF SAID FOUR ACRE CITY OF ENNIS TRACT, A DISTANCE OF 594.82 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE NORTHWEST CORNER OF SAID CITY OF ENNIS TRACT AND THE COMMON NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF ENNIS, RECORDED IN VOLUME 411, PAGE 85, OPRECT (CITY OF ENNIS TRACT 2);

THENCE S 59°04'34" W, ALONG A SOUTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON NORTH LINE OF SAID CITY OF ENNIS TRACT 2, A DISTANCE OF 1031.52 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHWEST CORNER OF SAID RM2 DEVELOPMENT TRACT, THE COMMON NORTHWEST CORNER OF SAID CITY OF ENNIS TRACT 2, AND IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARTINEK CAPITAL SERVICES, LLC, RECORDED IN INSTRUMENT NO. 2004421;

THENCE N 31°07'54" W, ALONG A WEST LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON EAST LINE OF SAID MARTINEK CAPITAL SERVICES TRACT, A DISTANCE OF 640.98 FEET TO A 2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID MARTINEK CAPITAL SERVICES TRACT AND THE COMMON SOUTHEAST CORNER OF UNIT THREE, CRESTVIEW SUBDIVISION, RECORDED IN CABINET A, SLIDE 663, OPRECT, SAME BEING THE EAST LINE OF A 20' ALLEY:

THENCE N 31°10'14" W, ALONG A WEST LINE OF SAID RM2 DEVELOPMENT TRACT, THE COMMON EAST LINE OF SAID UNIT THREE, CRESTVIEW SUBDIVISION AND THE COMMON EAST LINE OF UNIT TWO, CRESTVIEW ADDITION, RECORDED IN CABINET A, SLIDE 391, OPRECT, SAME BEING THE EAST LINE OF A 20' ALLEY, A DISTANCE OF 762.76 FEET TO A 1" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID UNIT TWO, CRESTVIEW ADDITION AND THE COMMON SOUTHEAST CORNER OF SAID UNIT ONE, CRESTVIEW ADDITION REVISED;

THENCE N 31°19'05" W, ALONG A WEST LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON EAST LINE OF SAID UNIT ONE, CRESTVIEW ADDITION REVISED, SAME BEING THE EAST LINE OF A 20' ALLEY, A DISTANCE OF 300.02 FEET TO THE POINT OF BEGINNING, AND CONTAINING 96.312 ACRES OF LAND, MORE OR LESS.

Number+A Area (sq.ft. Num	her Area (so ft Ni	umber Area (sg.ft. Nu	mber Area (sg.ft. Num	ber Area (sg.ft. Numl	ner Area (so ft Nur	mber Area (sq.ft. Number	Area (sq.ft. Number	Area (sq.ft. Number	Area (sg.ft. Number	Area (sq.ft. Number Area (sq.ft.)
1 7,207.90	41 8,777.80	81 5,750.00	121 5,750.00	161 6,000.00	201 5,750.00	٠.				. 5,750.00 441 6,125.00
2 6,923.30	42 7,437.60	82 5,750.00	122 9,388.70	162 6,000.00	202 5,750.00	•		2 6,332.80 362		5,750.00 442 6,125.00
3 6,105.10	43 6,620.40	83 5,750.00	123 5,981.06	163 6,000.00	203 5,750.00	•	•	3 6,332.80 363		5,750.00 443 6,125.00
4 6,056.80	44 5,763.50	84 5,750.00	124 6,250.00	164 6,000.00	204 5,763.30	•	84 6,098.60 32			
5 7,021.90	45 6,740.70	85 5,750.00	125 6,250.00	165 6,000.00	205 5,997.40	,	85 6,194.60 32			
6 12,611.20	46 14,942.30	86 5,750.00	126 6,250.00	166 6,000.00	206 7,926.30			6 6,310.80 366		a 📕
7 7,712.00	47 9,232.20	87 5,750.00	127 6,250.00	167 6,000.00	207 5,750.00	•	87 6,194.60 32			5,751.50 447 6,625.00
8 6,231.50	48 7,643.00	88 5,750.00	128 6,250.00	168 6,000.00	208 5,750.00	•	•	8 5,750.00 368	~ ~ ~	5,750.00 HOA 1 6,918.50
9 6,219.30	49 7,631.60	89 5,750.00	129 6,250.00	169 6,000.00	209 5,750.00	•		9 5,750.00 369		5,750.00 HOA 2 5,183.50
10 5,750.00	50 7,621.20	90 5,750.00	130 6,250.00	170 6,000.00	210 5,750.00	250 5,750.00 2	90 5,750.00 33	0 5,750.00 370	5,750.00 410	5,750.00 HOA 3 59,166.70
11 5,750.00	51 7,615.40	91 5,750.00	131 6,250.00	171 6,000.00	211 5,750.00	251 5,750.00 2	91 5,750.00 33	1 5,750.00 37:	5,750.00 411	5,750.00 HOA 4 7,952.10
12 5,750.00	52 7,610.30	92 5,750.00	132 6,250.00	172 6,000.00	212 7,926.30	252 5,750.00 2	92 5,750.00 33	2 7,358.20 373	6,212.50 412	5,750.00 HOA 5 7,164.50
13 6,212.50	53 7,605.20	93 5,750.00	133 6,250.00	173 6,000.00	213 7,926.30	253 5,750.00 2	93 5,750.00 33	3 7,661.70 373	6,212.50 413	5,750.00 HOA 6 12,554.50
14 6,212.50	54 7,600.00	94 5,750.00	134 6,250.00	174 6,000.00	214 5,750.00	254 5,750.00 2	94 5,750.00 33	4 6,727.10 374	5,750.00 414	5,750.00 HOA 7 5,484.00
15 5,750.00	55 7,594.90	95 5,750.00	135 6,250.00	175 6,757.90	215 5,750.00	255 5,750.00 2	95 5,750.00 33	5 6,940.20 375	5 5,750.00 415	6,212.50 HOA 8 3,103.10
16 5,750.00	56 7,589.80	96 5,750.00	136 6,610.78	176 5,750.00	216 5,750.00	256 5,750.00 2	96 5,750.00	6 6,621.90 376	5 5,750.00 416	6,212.50 HOA 9 379,256.80
17 5,750.00	57 7,584.60	97 5,750.00	137 5,859.11	177 5,750.00	217 5,750.00	257 5,750.00 2	97 5,750.00 33	7 5,750.20 377	5,750.00 417	5,750.00 HOA 10 3,622.50
18 6,064.30	58 7,579.50	98 5,750.00	138 6,000.00	178 5,750.00	218 5,750.00	258 5,750.00 2	98 5,750.00 3	8 5,765.90 378	3 5,750.00 418	5,750.00 490,406.20 SF
19 9,030.30	59 7,574.30	99 5,750.00	139 5,996.70	179 5,750.00	219 7,926.30	259 5,750.00 2	99 5,750.00 33	9 5,974.40 379	5,750.00 419	5,750.00 11.25817723 Acres
20 14,981.60	60 7,569.20	100 5,830.10	140 6,959.40	180 5,750.00	220 6,212.50	260 5,750.00 3	00 5,750.00 34	0 8,107.10 380	0 6,120.30 420	5,750.00
21 7,251.00	61 7,564.10	101 6,685.40	141 12,423.50	181 5,750.00	221 6,196.80	261 5,750.00 3	01 5,750.00 34	1 7,362.50 383	6,332.80 421	5,750.00
22 7,009.40	62 7,558.90	102 7,577.50	142 7,698.10	182 5,750.00	222 6,360.10	262 5,750.00 3	02 5,750.00 34	2 6,836.60 382	2 6,332.80 422	5,750.00
23 6,670.90	63 7,553.80	103 7,247.90	143 5,653.60	183 5,750.00	223 5,750.00	263 5,750.00	03 5,750.00 34	3 6,801.80 383	6,332.80 423	5,750.00
24 6,252.90	64 7,548.70	104 9,054.40	144 5,750.00	184 5,750.00	224 5,750.00			4 10,539.10 384	-,-	5,750.00
25 5,896.40	65 7,543.60	105 8,024.40	145 5,750.00	185 5,750.00	225 6,318.90		05 8,006.60 34	5 6,916.70 385	5 5,750.00 425	5,750.00
26 5,750.00	66 7,539.80	106 8,024.40	146 6,212.50	186 5,750.00	226 6,445.60		,	6 6,367.00 386		5,750.00
27 5,847.00	67 7,536.30	107 8,024.40	147 6,212.50	187 5,750.00	227 6,445.60		07 5,750.00 34	7 5,750.00 387	6,845.50 427	5,750.00
28 6,198.80	68 7,532.90	108 6,869.40	148 5,750.00	188 5,750.00	228 6,445.60		08 5,750.00 34	,		6,625.00
29 6,556.20	69 7,529.40	109 9,663.60	149 5,750.00	189 5,750.00	229 6,515.10		,	9 6,316.40 389		6,125.00
30 7,226.80	70 7,526.00	110 10,032.70	150 5,653.60	190 6,212.50	230 5,791.80		10 5,750.00 35			6,125.00
31 8,260.30	71 7,522.50	111 10,045.00	151 9,553.80	191 6,212.50	231 8,233.80		•	1 6,496.40 391		6,125.00
32 9,712.60	72 7,519.10	112 9,131.80	152 11,997.80	192 5,750.00	232 6,234.00			2 6,212.50 392		6,125.00
33 11,681.50	73 7,515.70	113 10,045.00	153 6,460.20	193 5,750.00	233 6,240.20		13 5,750.00 35	,		6,125.00
34 14,316.10	74 6,787.50	114 5,750.00	154 6,000.00	194 5,750.00	234 6,244.60		14 5,750.00 35			6,125.00
35 15,374.60	75 5,750.00	115 5,750.00	155 6,000.00	195 5,750.00	235 6,247.30	•		5 5,750.00 395		6,125.00
36 10,402.50	76 5,750.00	116 5,750.00	156 6,000.00	196 5,750.00	236 6,248.30		,	6 5,750.00 396		6,125.00
37 6,600.50	77 5,750.00	117 5,750.00	157 6,487.50	197 5,750.00	237 6,247.50	•		7 5,750.00 397		· ·
38 7,800.20	78 5,750.00	118 5,750.00	158 7,687.50	198 5,750.00	238 5,890.40	•		8 5,750.00 398		•
39 8,754.10	79 5,750.00	119 5,750.00	159 6,000.00	199 5,750.00	239 5,750.00	,	,	9 5,750.00 399	-,	•
40 7,852.80	80 5,750.00	120 5,750.00	160 6,000.00	200 5,750.00	240 5,9 <mark>43</mark> .90	280 6,355.60 3	20 5,888.10 36	0 5,750.00 400	5,750.00 440	6,125.00

Lots	
Minimum	5,653.6 SF
Maximum	15,374.6 SF
Average	6,466.1 SF

Lot Size	Quantity	Percentage
5,653 – 5,999 SF	222	49.66 %
6,000 – 6,999 SF	142	31.77 %
7,000 – 7,999 SF	48	10.74 %
8,000 – 8,999 SF	13	2.91 %
9,000 – 9,999 SF	8	1.79 %
10,000 + SF	14	3.13 %

Minimum Setback Requirements				
Lot Size	Front	Side (Interior )	Side (Street)	Rear
5,653 – 6,999 SF	20 ft	5 ft	10 ft	10 ft
7,000 – 9,999 SF	20 ft	10 ft	15 ft	10 ft
10,000 + SF	20 ft	10 ft	15 ft	10 ft



# PLANNING AND DEVELOPMENT DEPARTMENT MEMORANDUM

**DATE:** NOVEMBER 18, 2025

TO: CITY MANAGER

CITY COMMISSION

FROM: PLANNING DEPARTMENT STAFF

RE: AMENDMENTS TO PD-22.11.18.1b & CONCEPT PLAN – PLANNING CASE NO.

**DEV-25-12** 

#### **Notification to Property Owners:**

Out of **forty (40)** property owner notifications, **SIX (6)** were filed with an **"IN FAVOR OF"** vote and **FIVE (5) "IN PROTEST AGAINST"** vote filed.

In accordance with Texas Local Government Code 211.0061, when protests contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

The total area of land (40,586.26 square feet) of those against the proposed zoning change only reaches 2.21% and therefore, this case **DOES NOT** require a three-fourths (3/4) favorable vote of all City Commission members in order to be approved.

Crica Stubbs
Erica Stubbs | Senior Planner

#### COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. DEV-25-12

PID No. 160200

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, October 13, 2025 at 6:00 PM and the City Commission on Tuesday, November 18, 2025 at 6:00 PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

Conduct a public hearing and discuss and consider a request to amend Planned Development No. PD-22.11-18.1b development regulations and associated Concept Plan as originally approved by Ordinance No. 23-0207-G4 on February 7, 2023 for an approximately 96.312 acre tract of land situated in the W. Harris Survey, Abstract No. 504, City of Ennis, Ellis County, Texas and generally located at 201 Haskovec Lane. Portion of Ellis CAD ID 289924. The request includes a single family residential planned development containing approximately 441 single family lots and 11.7 acres of common area open space.

P&Z Case No.: DEV-25-12 Owner: RM2 Developments, LLC Applicant: Ragen Martinek

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on October 8, 2025.

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission. City of Ennis

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against." Inspection Services

Received

COMMENTS (attach additional sheets if necessary):

QED 22 2025

|barake@ennistx.gov

estubbs@ennistx.gov

IN FAVOR OF	IN PROTEST AGAINST
Signature	I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.  Print Name
	Signature Nau
	Kathy Nash Print Name
	Signature J Mal
ASE MAIL OR DELIVER TO:	OR E-MAIL TO

NASH PAUL W & KATHY M **404 BRANNAN DR ENNIS TX 75119** 

CITY OF ENNIS PLANNING AND DEVELOPMENT

PLEASE MAIL OR DELIVER TO:

**108 W KNOX ST ENNIS, TEXAS 75119** 

City of Ennis Inspection Services Received

#### COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. DEV-25-12

PID No. 160206

SEP 2 6 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on <u>Monday, October 13, 2025 at 6:00 PM</u> and the City Commission on <u>Tuesday, November 18, 2025 at 6:00 PM</u> in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

Conduct a public hearing and discuss and consider a request to amend Planned Development No. PD-22.11-18.1b development regulations and associated Concept Plan as originally approved by Ordinance No. 23-0207-G4 on February 7, 2023 for an approximately 96.312 acre tract of land situated in the W. Harris Survey, Abstract No. 504, City of Ennis, Ellis County, Texas and generally located at 201 Haskovec Lane. Portion of Ellis CAD ID 289924. The request includes a single family residential planned development containing approximately 441 single family lots and 11.7 acres of common area open space.

P&Z Case No.: DEV-25-12 Owner: RM2 Developments, LLC Applicant: Ragen Martinek

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on October 8, 2025.

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

IN PROTEST AGAINST  I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.  Print Name  Signature  Signature		
affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.  Print Name  Signature	IN FAVOR OF	IN PROTEST AGAINST
Signature S Q C U C C U	Signature	affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.
		Signature S Q C 4 C Y C Y

OR

PLEASE MAIL OR DELIVER TO: CITY OF ENNIS PLANNING AND DEVELOPMENT 108 W KNOX ST ENNIS, TEXAS 75119 E-MAIL TO jbarake@ennistx.gov estubbs@ennistx.gov

CURRY LEROY JR & SARA A 136 BRANNAN DR ENNIS TX 75119-5202

City of Ennis
Inspection Services
Received

#### COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. DEV-25-12

PID No. 160197

GCT 0 6 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on <u>Monday, October 13, 2025 at 6:00 PM</u> and the City Commission on <u>Tuesday, November 18, 2025 at 6:00 PM</u> in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

Conduct a public hearing and discuss and consider a request to amend Planned Development No. PD-22.11-18.1b development regulations and associated Concept Plan as originally approved by Ordinance No. 23-0207-G4 on February 7, 2023 for an approximately 96.312 acre tract of land situated in the W. Harris Survey, Abstract No. 504, City of Ennis, Ellis County, Texas and generally located at 201 Haskovec Lane. Portion of Ellis CAD ID 289924. The request includes a single family residential planned development containing approximately 441 single family lots and 11.7 acres of common area open space.

P&Z Case No.: DEV-25-12 Owner: RM2 Developments, LLC Applicant: Ragen Martinek

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on October 8, 2025.

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

IN FAVOR OF	IN PROTEST AGAINST
Signature	I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.  CAROLYN Sm. + h  Print Name  Print Name
	Signature

PLEASE MAIL OR DELIVER TO:
CITY OF ENNIS PLANNING AND DEVELOPMENT
108 W KNOX ST
ENNIS, TEXAS 75119

OR

E-MAIL TO jbarake@ennistx.gov estubbs@ennistx.gov

SMITH CAROLYN J 138 BRANNAN DR ENNIS TX 75119-5202

City of Ennis Inspection Services Received

#### COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. DEV-25-12

PID No. 160198

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, October 13, 2025 at 6:00 PM and the City Commission on Tuesday, November 18, 2025 at 6:00 PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

Conduct a public hearing and discuss and consider a request to amend Planned Development No. PD-22.11-18.1b development regulations and associated Concept Plan as originally approved by Ordinance No. 23-0207-G4 on February 7, 2023 for an approximately 96.312 acre tract of land situated in the W. Harris Survey, Abstract No. 504, City of Ennis, Ellis County, Texas and generally located at 201 Haskovec Lane. Portion of Ellis CAD ID 289924. The request includes a single family residential planned development containing approximately 441 single family lots and 11.7 acres of common area open space.

P&Z Case No.: DEV-25-12 Owner: RM2 Developments, LLC Applicant: Ragen Martinek

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In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

IN FAVOR OF	IN PROTEST AGAINST
Signature	I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.  ISLE MOORE  Print Name  PASY MOORE  Print Name  Signature

OR

PLEASE MAIL OR DELIVER TO: CITY OF ENNIS PLANNING AND DEVELOPMENT 108 W KNOX ST ENNIS, TEXAS 75119 E-MAIL TO

jbarake@ennistx.gov estubbs@ennistx.gov

MOORE LISLE K & LOVELL PATSY A 400 BRANNAN DR ENNIS TX 75119-5241



OCT 1 8 2025



#### PID No. 160190 Protest

From Slovacek, Stacey <SSlovacek@chubb.com>

Date Mon 10/13/2025 3:59 PM

To Jorge Barake <jbarake@ennistx.gov>; Erica Stubbs <estubbs@ennistx.gov>

Cc stacey.slovacek@yahoo.com <stacey.slovacek@yahoo.com>; tsielectric@outlook.com <tsielectric@outlook.com>

#### Good afternoon.

I just received the letter for PID NO. 160190 in my P.O. Box today, October 13<sup>th</sup>. I have recently had issues with my mail being placed in other's p.o. boxes and have been receiving other people's mail. Please accept this email in protest against the proposed action:

P & Z Case no.: DEV-25-12 Owner

RM2 Developments, LLC Applicant: Ragen Martinek

I will be at the city meeting today.

My reasons for protesting are the lift station(sewer) can barely function for our neighborhood now. There was an issue several months ago where there was no generator backup that caused raw sewage to seep into our streams. It may be corrected by now but the lift station cannot handle 400+ homes.

The road infrastructure is not set in place. As it is currently, traffic backs up for miles from Quick Trip down Hwy 34 and that was before the I-45 service road construction began. There is a shopping center being built now that will also cause more friction. Building 400+ homes will not make safety a possibility, especially in the event of an emergency, to be able to evacuate quickly.

Power failure/electricity/internet outages happen quite frequently in my addition. I cannot imagine the nightmare with the multiple homes that are planned to be built.

Proper protocol, sewer, electrical, new roads should all be set in place PRIOR to any homes being allowed to be built.

An abundance of homes will also require extra police patrol, new schools, fire department, water.

Outdated water lines created breaks in water mains a while back. After the leaks were repaired they identified new leaks causing more down time with no water for my neighborhood.

Christian Meadows is a prime example of a poorly planned community. No sidewalks on some of the main roads. I have seen children walking and trying to ride bikes in that neighborhood and it is very dangerous with them. Newly built fences are already falling down. Gravel roads were initially placed with lightly paved roads on top of them. Crime has increased, theft of personal property in homes and cars has increased, even theft of animals in that area. That neighborhood has one main city road to try and evacuate. The county roads are slim and full of pot holes. I do not want to see that type of chaos near my neighborhood when it can be prevented.

I have faith the City of Ennis can do better for our community as a whole.. <u>Pre-planning</u> and exhausting every measure for the citizens/tax payers of the already established neighborhoods that this new development will affect to ensure the safety, road and sewer infrastructure PRIOR to allowing the new homes to be built. If that entails reaching out to the State of Texas for additional help with Hwy. 34, then please get their assistance before proceeding with this project.

Thank you for your time and consideration,

Stacey Slovacek P.O. Box 8573 Ennis, TX 75120

Physical Address: 617 Arleta Ln, Ennis, TX 75119

E sslovacek@chubb.com

Preferred email: stacey.slovacek@yahoo.com

This email (including any attachments) is intended for the designated recipient(s) only, and may be confidential, non-public, proprietary, and/or protected by the attorney-client or other privilege. Unauthorized reading, distribution, copying or other use of this communication is prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) should not be deemed a waiver of any privilege or protection. If you are not the intended recipient or if you believe that you have received this email in error, please notify the sender immediately and delete all copies from your computer system without reading, saving, printing, forwarding or using it in any manner. Although it has been checked for viruses and other malicious software ("malware"), we do not warrant, represent or guarantee in any way that this communication is free of malware or potentially damaging defects. All liability for any actual or alleged loss, damage, or injury arising out of or resulting in any way from the receipt, opening or use of this email is expressly disclaimed.

#### City of Ennis COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. DEVIS DECTION Services Received

PID No. 192474

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, October 13, 2025 at 6:00 PM and the City Commission on Tuesday, November 18, 2025 at 6:00 PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

Conduct a public hearing and discuss and consider a request to amend Planned Development No. PD-22.11-18.1b development regulations and associated Concept Plan as originally approved by Ordinance No. 23-0207-G4 on February 7, 2023 for an approximately 96.312 acre tract of land situated in the W. Harris Survey, Abstract No. 504, City of Ennis, Ellis County, Texas and generally located at 201 Haskovec Lane. Portion of Ellis CAD ID 289924. The request includes a single family residential planned development containing approximately 441 single family lots and 11.7 acres of common area open space.

P&Z Case No.: DEV-25-12 Owner: RM2 Developments, LLC Applicant: Ragen Martinek

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on October 8, 2025.

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

In accordance with Texas Local Government Code 211,0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

IN FAVOR OF	IN PROTEST AGAINST
Diane Valet	I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.
ouner of.	Print Name
110 Lungken 601 Loma Alta	Signature
	Print Name
). 	Signature

OR

PLEASE MAIL OR DELIVER TO: CITY OF ENNIS PLANNING AND DEVELOPMENT 108 W KNOX ST **ENNIS, TEXAS 75119** 

E-MAIL TO

jbarake@ennistx.gov estubbs@ennistx.gov

VALEK BENNY R PO BOX 1424 **ENNIS TX 75120-1424** 

#### City of Ennis Inspection Services Received

# CITY OF ENNIS, TEXAS PLANNING, DEVELOPMENT AND INSPECTION SERVICES DEPARTMENT

#### COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. DEV-25-12

SEP 1 8 2025

PID No. 185508

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on <a href="Monday">Monday</a>, October 13, 2025 at 6:00 PM and the City Commission on <a href="Tuesday">Tuesday</a>, November 18, 2025 at 6:00 PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

Conduct a public hearing and discuss and consider a request to amend Planned Development No. PD-22.11-18.1b development regulations and associated Concept Plan as originally approved by Ordinance No. 23-0207-G4 on February 7, 2023 for an approximately 96.312 acre tract of land situated in the W. Harris Survey, Abstract No. 504, City of Ennis, Ellis County, Texas and generally located at 201 Haskovec Lane. Portion of Ellis CAD ID 289924. The request includes a single family residential planned development containing approximately 441 single family lots and 11.7 acres of common area open space.

P&Z Case No.: DEV-25-12 Owner: RM2 Developments, LLC Applicant: Ragen Martinek

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on October 8, 2025.

In accordance with Texes Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

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Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against,"

COMMENTS (attach additional sheets if necessary):

IN FAVOR OF	IN PROTEST AGAINST
Signature Alles Dreste	I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.
	Print Name
	Signature
	Print Name
	Signature
SE MAIL OR DELIVER TO:  OF ENNIS PLANNING AND DEVELOPMENT KNOY ST	OR E-MAIL TO jbarake@ennistx.gov estubbs@ennistx.gov

S P J S T LODGE #25 1901 E ENNIS AVE ENNIS TX 75120-5200

ENNIS, TEXAS 75119

2/3

CITION SERVICES DEPARTMENT

City of Ennis

Spection Services

Received

#### COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. DEV-25-12

PID No. 289932

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on 2025 Monday, October 13, 2025 at 6:00 PM and the City Commission on Tuesday, November 18, 2025 at 6:00 PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

Conduct a public hearing and discuss and consider a request to amend Planned Development No. PD-22.11-18.1b development regulations and associated Concept Plan as originally approved by Ordinance No. 23-0207-G4 on February 7, 2023 for an approximately 96.312 acre tract of land situated in the W. Harris Survey, Abstract No. 504, City of Ennis, Ellis County, Texas and generally located at 201 Haskovec Lane. Portion of Ellis CAD ID 289924. The request includes a single family residential planned development containing approximately 441 single family lots and 11.7 acres of common area open space.

P&Z Case No.: DEV-25-12 Owner: RM2 Developments, LLC Applicant: Ragen Martinek

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In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

IN FAVOR OF	IN PROTEST AGAINST	
En Martinto Signature Ourin	l/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.  Print Name	
	Signature	
	Print Name	
	Signature	

OR

PLEASE MAIL OR DELIVER TO:
CITY OF ENNIS PLANNING AND DEVELOPMENT
108 W KNOX ST
ENNIS, TEXAS 75119

E-MAIL TO

jbarake@ennistx.gov estubbs@ennistx.gov

MARTINEK & ASSOCIATES LP 7970 FM 660 ENNIS TX 75119-0159

City of Ennis Inspection Services Received

#### COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. DEV-25-12

PID No. 196699

SEP 2 3 2075

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on <a href="Monday">Monday</a>, October 13, 2025 at 6:00 PM</a> and the City Commission on <a href="Tuesday">Tuesday</a>, November 18, 2025 at 6:00 PM</a> in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

Conduct a public hearing and discuss and consider a request to amend Planned Development No. PD-22.11-18.1b development regulations and associated Concept Plan as originally approved by Ordinance No. 23-0207-G4 on February 7, 2023 for an approximately 96.312 acre tract of land situated in the W. Harris Survey, Abstract No. 504, City of Ennis, Ellis County, Texas and generally located at 201 Haskovec Lane. Portion of Ellis CAD ID 289924. The request includes a single family residential planned development containing approximately 441 single family lots and 11.7 acres of common area open space.

P&Z Case No.: DEV-25-12 Owner: RM2 Developments, LLC Applicant: Ragen Martinek

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on October 8, 2025.

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

IN FAVOR OF	IN PROTEST AGAINST	
Signature Martineto Manyer	I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.  Print Name	
	Signature	
	Print Name	
	Signature	

PLEASE MAIL OR DELIVER TO:
CITY OF ENNIS PLANNING AND DEVELOPMENT
108 W KNOX ST
ENNIS, TEXAS 75119

OR

E-MAIL TO jbarake@ennistx.gov estubbs@ennistx.gov

MARTINEK CAPITAL SERVICES LLC 7970 FM 660 ENNIS TX 75119-0159

City of Ennis Inspection Services Received

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. DEV-25-12

607 O 1 2025

PID No. 193292

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, October 13, 2025 at 6:00 PM and the City Commission on Tuesday, November 18, 2025 at 6:00 PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered

Conduct a public hearing and discuss and consider a request to amend Planned Development No. PD-22.11-18.1b development regulations and associated Concept Plan as originally approved by Ordinance No. 23-0207-G4 on February 7, 2023 for an approximately 96.312 acre tract of land situated in the W. Harris Survey, Abstract No. 504, City of Ennis, Ellis County, Texas and generally located at 201 Haskovec Lane. Portion of Ellis CAD ID 289924. The request includes a single family residential planned development containing approximately 441 single family lots and 11.7 acres of common area open space.

P&Z Case No.: DEV-25-12 Owner: RM2 Developments, LLC Applicant: Ragen Martinek

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on October 8, 2025

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of. (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

IN FAVOR OF	IN PROTEST AGAINST	
Jagner & Physhodyse	I/we, verify that being the undersigned owner/s of real property affected by the proposed action, which is the subject of the above numbered P&Z case, do/does hereby desire to formally protest such proposed action.	
	Print Name	
	Signature	
	Print Name	
,	Signature	

OR

PLEASE MAIL OR DELIVER TO: CITY OF ENNIS PLANNING AND DEVELOPMENT 108 W KNOX ST ENNIS, TEXAS 75119 E-MAIL TO jbarake@ennistx.gov estubbs@ennistx.gov

FOUNDATIONAL OF LIFE CHURCH OF GOD 2003 E ENNIS AVE ENNIS TX 75119

City of Ennis Inspection Services Received

#### COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. DEV-25-12

PID No. 160157

GCT 0 6 2025

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on <a href="Monday">Monday</a>, October 13, 2025 at 6:00 PM</a> and the City Commission on <a href="Tuesday">Tuesday</a>, November 18, 2025 at 6:00 PM</a> in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

During the Public Hearings, the following request(s) will be considered:

Conduct a public hearing and discuss and consider a request to amend Planned Development No. PD-22.11-18.1b development regulations and associated Concept Plan as originally approved by Ordinance No. 23-0207-G4 on February 7, 2023 for an approximately 96.312 acre tract of land situated in the W. Harris Survey, Abstract No. 504, City of Ennis, Ellis County, Texas and generally located at 201 Haskovec Lane. Portion of Ellis CAD ID 289924. The request includes a single family residential planned development containing approximately 441 single family lots and 11.7 acres of common area open space.

P&Z Case No.: DEV-25-12 Owner: RM2 Developments, LLC Applicant: Ragen Martinek

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on October 8, 2025.

In accordance with Texas Local Government Code 211.007(c), as the owner of the subject tract or as an owner of real property located within a radius of two hundred (200) feet of the perimeter of the subject tract, you are eligible to return your written comments whether in favor of or in protest against this zoning case. In accordance with Texas Local Government Code 211.0061, when the protests received by the deadline date as stated above contain the signatures of: (1) at least 20 percent of the area of the lots or land covered by the proposed changes; or (2) except as provided by Subdivision 3, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, to require a favorable vote of three-fourths (3/4) of all members of City Commission.

In accordance with Texas Local Government Code 211.0061(3) protests must be received from at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development, to require a favorable vote of a majority of all members of City Commission.

Please complete and sign only the appropriate box below to indicate whether you are "In Favor Of" or "In Protest Against."

COMMENTS (attach additional sheets if necessary):

IN FAVOR OF	IN PROTEST AGAINST	
Irene S. Janica Signature	I/we, verify that being the undersigned owner/s of real propert affected by the proposed action, which is the subject of the abov numbered P&Z case, do/does hereby desire to formally protest suc proposed action.	
	Print Name	
	Signature	
	Print Name	
	Signature	

PLEASE MAIL OR DELIVER TO: CITY OF ENNIS PLANNING AND DEVELOPMENT 108 W KNOX ST ENNIS, TEXAS 75119 OR

E-MAIL TO jbarake@ennistx.gov estubbs@ennistx.gov

JURICA ROBERT J & IRENE S 624 OLD TELICO RD ENNIS TX 75119-5210



# **City Commission – Regular Session**



# **Public Hearings - F**

• **F.\_\_** - Conduct a Public Hearing and discuss and consider an Ordinance amending Planned Development No. PD-22.11-18.1b development regulations and associated Concept Plan as originally approved by Ordinance No. 23-0207-G4 on February 7, 2023 for an approximately 96.312 acre tract of land situated in the W. Harris Survey, Abstract No. 504, City of Ennis, Ellis County, Texas and generally located at 201 Haskovec Lane. Portion of Ellis CAD ID 289924. The request includes a single family residential planned development containing approximately 441 single family lots and 11.7 acres of common area open space.

Case No. DEV-25-12



## P&Z Case # DEV-25-12



#### **Overview:**

Location: Ward 1

Requested by: Ragen Martinek

For: Amendment to Planned Development No. PD-22.11.18.1b and

concept plan as approved by Ordinance No. 23-0207-G4 on 2/7/23

• Development: 96.312 acres, 441 single family lots, 11.7 acres open space

Notices: 40 Surrounding Property Owners Notified

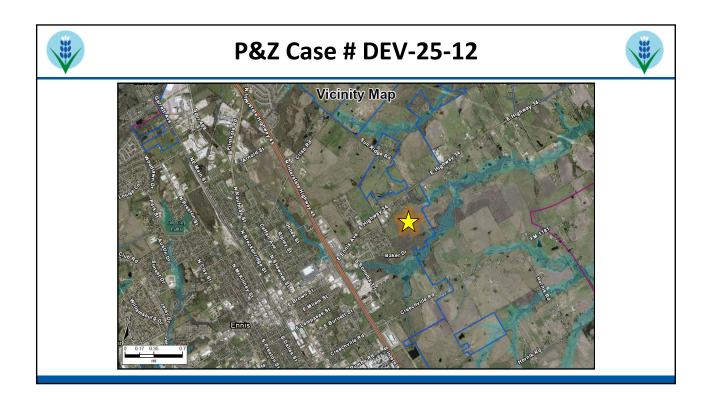
• 6 Voted "In Favor"

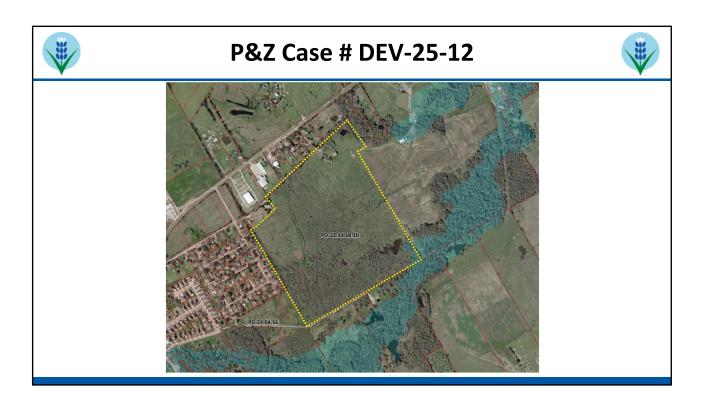
Does Not require Super Majority Vote

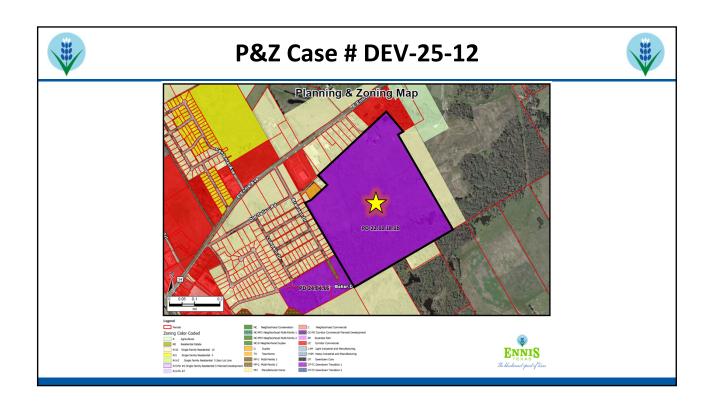
• 5 Voted "In Protest"

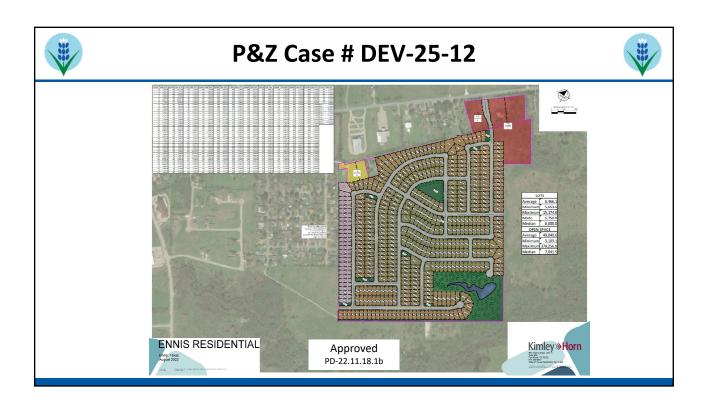
Case heard by P&Z Commission on 10/13/25

P&Z Commission approved the request





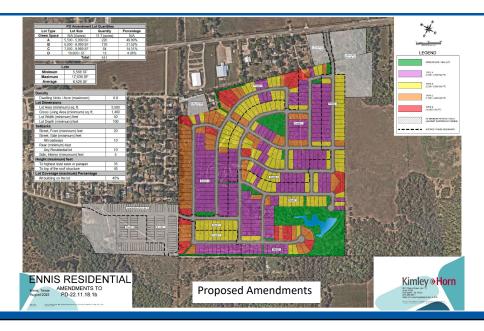






## P&Z Case # DEV-25-12







## P&Z Case # DEV-25-12



#### **Proposed Amendments:**

- Remove lot matrix listing each individual lot in the subdivision. This holds the developer to an unattainable standard during the engineering phase.
  - Replace with four (4) individual lot types, each lot type shall have a designated lot size range.
- Setbacks
  - Correct the interior side setbacks for all lot types to 5'
  - Correct the street side setbacks for all lot types to 10'
  - Establish 30' rear yard setback for twenty (20) lots abutting an existing single family residential subdivision (Crestview subdivision) along the western property line
- Clarify and memorialize the following performance / development standards:
  - Density (6 DU/ acre)
  - Minimum lot area (5,500 sf)
  - Minimum gross living area (1,400 sf)
  - Minimum lot width (50')
  - Minimum lot depth (100')
  - Maximum height to highest level eave or parapet (35') Maximum height to top of the roof structure (45')

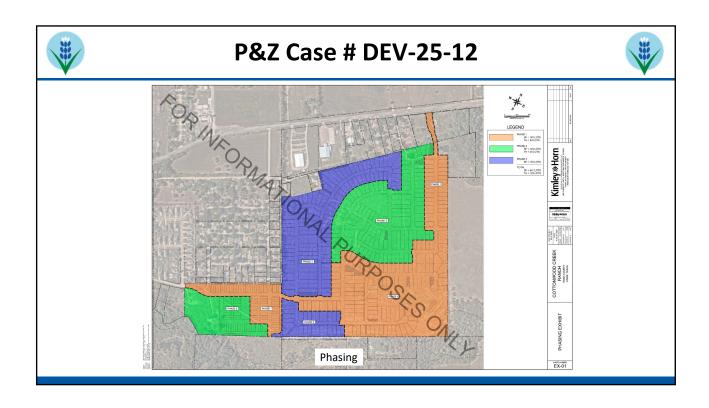
  - Maximum lot coverage (45%)
- Provide clarification to phasing of subdivision construction
- Reduction in number of single-family lots (originally 447 lots, proposed amendment to 441 lots)
- Street realignment at connection to townhome Planned Development PD-24.04.16 (adjoining 16 ac property) -Future extension of Golden Spike Dr
- Minor adjustments to locations of open areas/ green space lots
- Increase in open area / green space from 11.26 ac to 11.7 ac (additional .44 ac of green space)

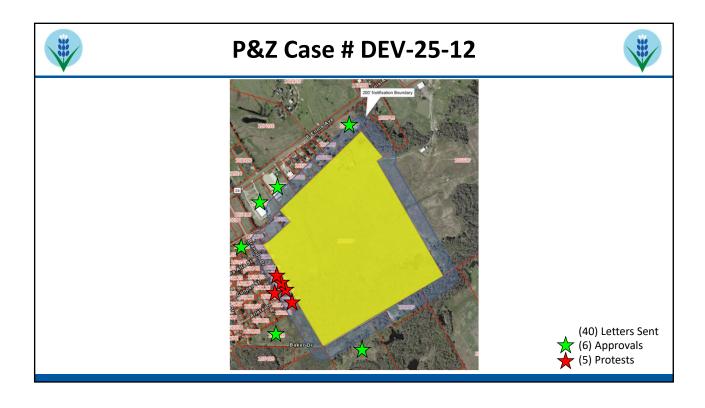
#### Approved:

Lot Size	Quantity	Percentage
5,653 – 5,999 SF	222	49.66 %
6,000 – 6,999 SF	142	31.77 %
7,000 – 7,999 SF	48	10.74 %
8,000 – 8,999 SF	13	2.91 %
9,000 – 9,999 SF	8	1.79 %
10,000 + SF	14	3.13 %

#### Proposed:

PD Amendment Lot Quantities					
Lot Type	Lot Size	Quantity	Percentage		
Green Space	N/A (Varies)	11.7 (acres)	N/A		
Α	5,500 - 5,999 SF	220	49.89%		
В	6,000 - 6,999 SF	139	31.52%		
С	7,000 - 9,999 SF	64	14.51%		
D	10,000+ SF	18	4.08%		
	Total:	441			







### P&Z Case # DEV-25-12



#### Overview:

• Location: Ward 1

Requested by: Ragen Martinek

• For: Amendment to Planned Development No. PD-22.11.18.1b and

concept plan as approved by Ordinance No. 23-0207-G4 on 2/7/23

• Development: 96.312 acres, 441 single family lots, 11.7 acres open space

Notices: 40 Surrounding Property Owners Notified

• 6 Voted "In Favor"

Does Not require Super Majority Vote

• 5 Voted "In Protest"

Case heard by P&Z Commission on 10/13/25

P&Z Commission approved the request

**P&Z Commission Recommends Approval** 



# **City Commission – Regular Session**



# **Public Hearings - F**

• F.\_\_\_ - Conduct a Public Hearing and discuss and consider an Ordinance amending Planned Development No. PD-22.11-18.1b development regulations and associated Concept Plan as originally approved by Ordinance No. 23-0207-G4 on February 7, 2023 for an approximately 96.312 acre tract of land situated in the W. Harris Survey, Abstract No. 504, City of Ennis, Ellis County, Texas and generally located at 201 Haskovec Lane. Portion of Ellis CAD ID 289924. The request includes a single family residential planned development containing approximately 441 single family lots and 11.7 acres of common area open space.

Open the Public Hearing
Public Comment
Close the Public Hearing

Motion, Second, Discussion & Vote



#### ORDINANCE NO.

AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, AMENDING ORDINANCE NO. 23-0207-G4, BEING PLANNED DEVELOPMENT NO. PD-22.11.18.1B, PASSED AND APPROVED BY THE CITY COMMISSION ON **FEBRUARY** 2023, 7, TO **AMEND** DEVELOPMENT REGULATIONS AND ASSOCIATED CONCEPT PLAN FOR AN APPROXIMATELY 96.312 ACRE TRACT OF LAND SITUATED IN THE W. HARRIS SURVEY, ABSTRACT NO. 504, GENERALLY LOCATED AT 201 HASKOVEC LANE IN THE CITY OF ENNIS, ELLIS COUNTY, TEXAS, PORTION OF ELLIS CAD ID 289924; PROVIDING FOR THE INCORPORATION OF FINDINGS: **PROVIDING** AN AMENDMENT; **PROVIDING** SAVINGS/REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) PER DAY FOR EACH OFFENSE, AND EACH AND EVERY DAY ANY SUCH VIOLATION SHALL OCCUR OR CONTINUE SHALL BE A SEPARATE OFFENSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, on February 7, 2023, the City Commission approved Ordinance No. 23-0207-G4, being Planned Development No. PD-22.11.18.1b for detached Single Family Residential uses for an approximately 96.312 acre tract of land situated in the W. Harris Survey, Abstract No. 504, generally located at 201 Haskovec Lane in the City of Ennis, Ellis County, Texas, portion of Ellis CAD ID 289924 and as otherwise described in Exhibit A ("Property"); and

WHEREAS, Ragen Martinek ("Applicant"), acting as authorized representative for the landowner, RM2 Developments, LLC, has requested to amend the development regulations and associated concept plan for Planned Development No. PD-22.11.18.1b; and

WHEREAS, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the "Planning and Zoning Commission") has recommended to the City Commission to approve the amendments to the development regulations and associated concept plan for Planned Development No. PD-22.11.18.1b; and

WHEREAS after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Commission at which it considered the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Commission does hereby find that the requested zoning accomplishes such objectives,

## NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:

**SECTION 1. Findings Incorporated.** The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2. Amendment.** Exhibit B of Ordinance No. 23-0207-G4 is repealed and replaced as provided herein.

**SECTION 3. Development Regulations.** The Property being within Planned Development No. PD-22.11.18.1b shall be developed and used in accordance with the Zoning Ordinance, including but not limited to the "R-5" Single Family Residential District – 5 provisions, except to the extent modified by the development regulations set forth in **Exhibit B** attached hereto and incorporated herein by reference. To the extent not in conflict with **Exhibit B**, the Property shall be developed and used in accordance with all applicable City, state and federal laws, as they exist or may be in the future amended, including but limited to building codes, fire codes, and all accessibility standards as required by law.

SECTION 4. Savings/Repealing Clause. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 5. Severability.** Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Ennis hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 6. Penalty Clause.** Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day or on which a violation occurs or continues.

**SECTION 7. Publication and Effective Date.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases require.

**PASSED AND APPROVED** by the City Commission of the City of Ennis, Texas on this 18th day of November 2025.

	KAMERON RABURN, Mayor
ATTEST:	

### EXHIBIT "A" LEGAL DESCRIPTION

ZONING DESCRIPTION: ZONE R-5 PLANNED DEVELOPMENT

BEING A TRACT OF LAND SITUATED IN THE W. HARRIS SURVEY, ABSTRACT NO. 504, CITY OF ENNIS, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO RM2 DEVELOPMENTS, LLC, RECORDED IN INSTRUMENT NO. 2121109, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE FOUND FOR AN ELL CORNER OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTHWEST CORNER OF MARTINEK ADDITION, AN ADDITION TO THE CITY OF ENNIS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 98-B5, AND IN THE EAST LINE OF UNIT ONE, CRESTVIEW ADDITION REVISED, AN ADDITION TO THE CITY OF ENNIS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 358, OPRECT:

THENCE N 60°42'41" E, ALONG A NORTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTH LINE OF SAID MARTINEK ADDITION, PASSING A NAIL FOUND FOR THE SOUTHEAST CORNER OF SAID MARTINEK ADDITION AT A DISTANCE OF 99.79 FEET, CONTINUING OVER AND ACROSS SAID RM2 DEVELOPMENT TRACT, IN ALL A TOTAL DISTANCE OF 133.47 FEET TO A POINT FOR CORNER;

THENCE N 44°54'18" E, OVER AND ACROSS SAID RM2 DEVELOPMENT TRACT, A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO VICTOR F. TROJACEK AND LINDA MAE TROJACEK, RECORDED IN VOLUME 596, PAGE 567, OPRECT, PASSING AT A DISTANCE OF 239.82 FEET, CONTINUING ALONG THE SOUTH LINE OF SAID TROJACEK TRACT, IN ALL A TOTAL DISTANCE OF 371.82 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR AN INTERIOR ELL CORNER OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTHEAST CORNER OF SAID TROJACEK TRACT:

THENCE N 45°05'42" W, ALONG A WEST LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON EAST LINE OF SAID TROJACEK TRACT, A DISTANCE OF 225.00 FEET TO A 1/2" IRON ROD FOUND FOR AN ELL CORNER OF SAID RM2 DEVELOPMENT TRACT, THE COMMON NORTHEAST CORNER OF SAID TROJACEK TRACT, THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO SPJST LODGE NO. 25 TRACT 2, RECORDED IN VOLUME 553, PAGE 667, OPRECT, AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE FOUNDATION OF LIFE CHURCH OF GOD, RECORDED IN INSTRUMENT NO. 1732989, OPRECT;

THENCE N 45°25'17" E, ALONG A NORTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTH LINE OF SAID CHURCH OF GOD TRACT, A DISTANCE OF 352.44 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID CHURCH OF GOD TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ENNIS UNITED PENTECOSTAL CHURCH, RECORDED IN VOLUME 908, PAGE 450, OPRECT;

THENCE N 45°10'59" E, ALONG A NORTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTH LINE OF SAID PENTECOSTAL CHURCH, THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO GREGSON LAZNOVSKY, RECORDED IN VOLUME 2744, PAGE 143, OPRECT, THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO PHILLIP J. GERBER, RECORDED IN INSTRUMENT NO. 1720268, OPRECT, THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO DYLAN SCOTT BUTLER, RECORDED IN INSTRUMENT NO. 2117572, OPRECT, AND THE COMMON SOUTH LINE OF THAT TRACT OF LAND OWNED BY DARREN LEKAR, DAVID LEKAR AND DEBORAH CARPENTER (NO RECORD INFORMATION FOUND), A DISTANCE OF 686.78 FEET TO A 1/2" IRON PIPE FOUND FOR

AN INTERIOR ELL CORNER OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTHEAST CORNER OF SAID LEKAR TRACT:

THENCE N 43°14'25" W, ALONG A WEST LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON EAST LINE OF SAID LEKAR TRACT, A DISTANCE OF 19.57 FEET TO A 1" IRON PIPE FOUND FOR ELL CORNER OF SAID RM2 DEVELOPMENT TRACT, THE COMMON NORTHEAST CORNER OF SAID LEKAR TRACT, AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO DARREN LEKAR, DAVID LEKAR AND DEBORAH CARPENTER, RECORDED IN INSTRUMENT NO. 1621147, OPRECT, ALSO IN THE WEST LINE OF HASKOVEC LANE (A CALLED 30' ALLEY);

THENCE N 44°51'50" E, ALONG A NORTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTH LINE OF SAID HASKOVEC LANE, A DISTANCE OF 30.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR ELL CORNER;

THENCE S 44°33'10" E, ALONG THE NORTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTH LINE OF SAID HASKOVEC LANE, A DISTANCE OF 14.12 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR ELL CORNER;

THENCE N 44°54'40" E, ALONG A NORTH LINE OF SAID RM2 DEVELOPMENT TRACT AND A COMMON SOUTH RIGHT-OF-WAY (ROW) LINE OF SAID HASKOVEC LANE, PASSING A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID HASKOVEC LANE AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO LONNIE A. REDNING AND LORI A. REDNING, RECORDED IN INSTRUMENT NO. 1527420, OPRECT AT A DISTANCE OF 43.3 FEET, CONTINUING ALONG THE NORTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTH LINE OF SAID REDNING TRACT, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARTINEK AND ASSOCIATES, RECORDED IN INSTRUMENT NO. 2121692, OPRECT, CONTINUING ALONG THE NORTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON SOUTH LINE OF SAID MARTINEK AND ASSOCIATES TRACT IN ALL A TOTAL DISTANCE OF 420.55 FEET TO A POINT FOR CORNER IN THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, A DELTA ANGLE OF 10°14'09", A CHORD BEARING OF S 36°10'14" E, AND A CHORD LENGTH OF 93.67 FEET;

THENCE OVER AND ACROSS SAID RM2 DEVELOPMENT TRACT AND WITH SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 93.79 FEET TO A POINT FOR CORNER:

THENCE S 31°03'10" E, OVER AND ACROSS SAID RM2 DEVELOPMENT TRACT, A DISTANCE OF 69.88 FEET TO A POINT FOR CORNER:

THENCE N 58°56'50" E, OVER AND ACROSS SAID RM2 DEVELOPMENT TRACT, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

THENCE S 31°03'10" E, OVER AND ACROSS SAID RM2 DEVELOPMENT TRACT, A DISTANCE OF 275.02 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR AN INTERIOR ELL CORNER OF SAID RM2 DEVELOPMENT TRACT AND A COMMON ELL CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 4 IN DEED TO G&A COUNTRY CLUB RANCH, LLC, RECORDED IN INSTRUMENT NO. 1805602, OPRECT;

THENCE S 31°03'10" E, ALONG AN EAST LINE OF SAID RM2 DEVELOPMENT TRACT AND A COMMON WEST LINE OF SAID G&A COUNTRY CLUB TRACT, A DISTANCE OF 1927.94 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHEAST CORNER OF SAID RM2 DEVELOPMENT TRACT, THE COMMON SOUTHWEST CORNER OF SAID G&A COUNTRY CLUB TRACT, AND IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO REBECCA ESCOBAR, RECORDED IN INSTRUMENT NO. 2035011, OPRECT;

THENCE S 58°36'28" W, ALONG A SOUTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON NORTH LINE OF SAID ESCOBAR TRACT, A DISTANCE OF 383.69 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE NORTHWEST CORNER OF SAID ESCOBAR TRACT AND THE COMMON NORTHEAST CORNER OF A FOUR ACRE TRACT OF LAND FROM EARL MUIRHEAD TO THE CITY OF ENNIS (NO RECORD INFORMATION FOUND);

THENCE S 58°41'55" W, ALONG A SOUTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON NORTH LINE OF SAID FOUR ACRE CITY OF ENNIS TRACT, A DISTANCE OF 594.82 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE NORTHWEST CORNER OF SAID CITY OF ENNIS TRACT AND THE COMMON NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF ENNIS, RECORDED IN VOLUME 411, PAGE 85, OPRECT (CITY OF ENNIS TRACT 2);

THENCE S 59°04'34" W, ALONG A SOUTH LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON NORTH LINE OF SAID CITY OF ENNIS TRACT 2, A DISTANCE OF 1031.52 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHWEST CORNER OF SAID RM2 DEVELOPMENT TRACT, THE COMMON NORTHWEST CORNER OF SAID CITY OF ENNIS TRACT 2, AND IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARTINEK CAPITAL SERVICES, LLC, RECORDED IN INSTRUMENT NO. 2004421;

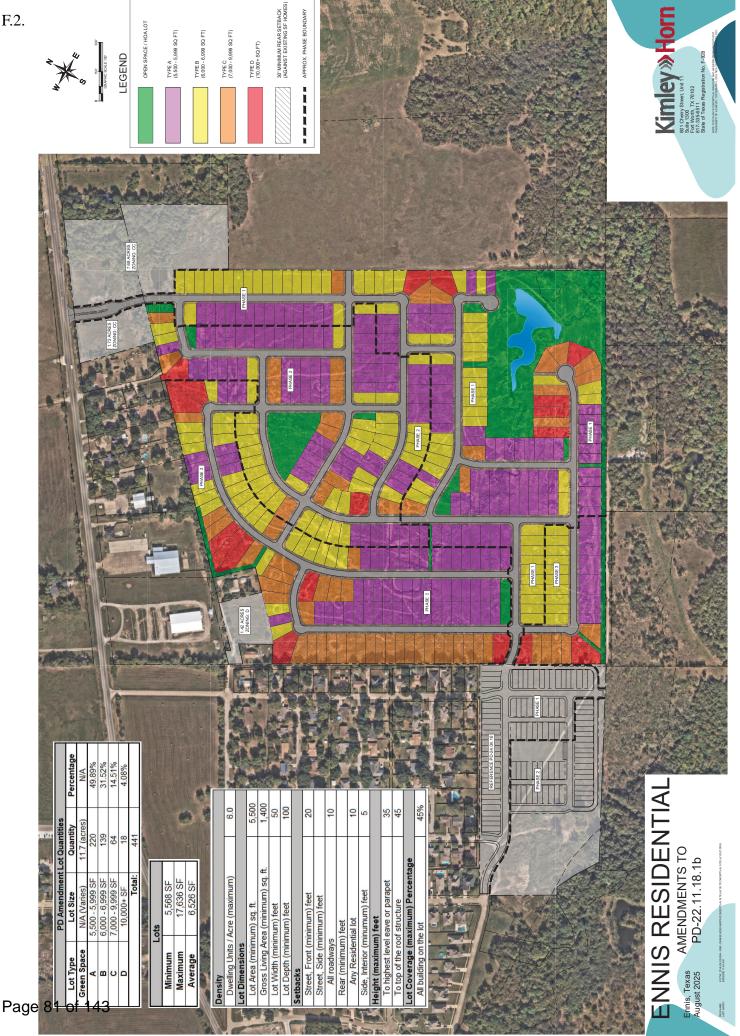
THENCE N 31°07'54" W, ALONG A WEST LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON EAST LINE OF SAID MARTINEK CAPITAL SERVICES TRACT, A DISTANCE OF 640.98 FEET TO A 2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID MARTINEK CAPITAL SERVICES TRACT AND THE COMMON SOUTHEAST CORNER OF UNIT THREE, CRESTVIEW SUBDIVISION, RECORDED IN CABINET A, SLIDE 663, OPRECT, SAME BEING THE EAST LINE OF A 20' ALLEY:

THENCE N 31°10'14" W, ALONG A WEST LINE OF SAID RM2 DEVELOPMENT TRACT, THE COMMON EAST LINE OF SAID UNIT THREE, CRESTVIEW SUBDIVISION AND THE COMMON EAST LINE OF UNIT TWO, CRESTVIEW ADDITION, RECORDED IN CABINET A, SLIDE 391, OPRECT, SAME BEING THE EAST LINE OF A 20' ALLEY, A DISTANCE OF 762.76 FEET TO A 1" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID UNIT TWO, CRESTVIEW ADDITION AND THE COMMON SOUTHEAST CORNER OF SAID UNIT ONE, CRESTVIEW ADDITION REVISED;

THENCE N 31°19'05" W, ALONG A WEST LINE OF SAID RM2 DEVELOPMENT TRACT AND THE COMMON EAST LINE OF SAID UNIT ONE, CRESTVIEW ADDITION REVISED, SAME BEING THE EAST LINE OF A 20' ALLEY, A DISTANCE OF 300.02 FEET TO THE POINT OF BEGINNING, AND CONTAINING 96.312 ACRES OF LAND, MORE OR LESS.

## EXHIBIT "B" DEVELOPMENT REGULATIONS





#### **ENNIS CITY COMMISSION**

### **AGENDA SUMMARY FORM**



**To:** City Commission

**Subject:** Discuss and consider an Ordinance amending Section IV, Chapter 18, Utilities, of

the City of Ennis Code regarding rates and collections to conform to current practices and procedures and to establish the procedure for granting adjustments to utility bills resulting from verified water leaks on a customer's premises and to

provide for payment extensions under certain circumstances.

Meeting: ENNIS CITY COMMISSION - 18 Nov 2025

**Department:** Finance

**Staff Contact:** Stanley Muli, Finance Director

#### **BACKGROUND INFORMATION:**

The ordinances related to water and sewer rates and collections have not been revised for a long time, therefore there is need to modernize them to conform to current practices and procedures. Also, City staff in Finance Department lack the authority and procedures to adjust water bills in the event of verified water leaks inside the customer's property unlike other neighboring cities. The ordinance also seeks for authority for customers to seek payment arrangements under certain extraordinary circumstances.

#### **POLICY IMPLICATIONS:**

Amend ordinances regarding rates and collections to modernize them and to establish the procedures for certain payment adjustments.

#### **RECOMMENDATION:**

Staff Recommends Approval

#### **ATTACHMENTS:**

ORDINANCE NO.-Amend the Code of the City of Ennis



#### ORDINANCE NO.

AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, AMENDING ARTICLE IV "WATER AND SEWER RATES AND CHARGES AND BILLING PROCEDURE" OF CHAPTER 18 "UTILITIES" OF THE CODE OF THE CITY OF ENNIS, TEXAS, TO ADD DIVISION 1. "ESTABLISHMENT OF RATES AND BILLING" AND DIVISION 2. "METERS REQUIRED; ESTIMATED CHARGE; WATER LEAKAGE;" PROVIDING A SAVINGS/REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) PER DAY FOR EACH OFFENSE, AND EACH AND EVERY DAY ANY SUCH VIOLATION SHALL OCCUR OR CONTINUE SHALL BE A SEPARATE OFFENSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

**WHEREAS**, the City of Ennis endeavors to deliver clean, potable water to its residents and to maintain accurate measurement of water consumption through properly functioning water meters; and

**WHEREAS**, the City Commission desires to amend its ordinances regarding rates and collections to modernize them and conform to current practices and procedures; and

WHEREAS, the City Commission desires to amend its ordinances to establish the procedure for granting adjustments to utility bills resulting from verified water leaks on a customer's premises,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:

**SECTION 1. Findings Incorporated.** The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2.** Amendment to add Division 1. "Establishment of Ratesand Billing". Article IV "Water and Sewer Rates and Charges and Billing Procedure" of Chapter 18 "Utilities" of the Code of the City of Ennis, Texas, is hereby amended to add Division 1. "Establishment of Rates and Billing" and Sections 18-116 through 18-126 shall be placed in Division 1. "Establishment of Rates."

**SECTION 3. Amendment to revise Sections 18-118 through 18-125.** Division 1. "Establishment of Rates and Billing" of Article IV "Water and Sewer Rates and Charges and Billing Procedure" of Chapter 18 "Utilities" of the Code of the City of Ennis, Texas, is hereby amended to read as follows:

#### Sec. 18-116. – Definitions.

For purposes of this article, the following definitions and the definitions in Section 1-2 shall apply unless the context clearly indicates or requires a different meaning.

Applicant means a person who makes application to receive a service from the department.

Customer means a person who:

- (A) is the customer of record;
- (B) has made application for a service, and the service has been provided or made available by the department at the location specified in the application pending final approval of the application; or
- (C) actually uses, receives, or benefits from a service, even though no account for service may exist or no application for service may have been made in that person's name.

Department means the Finance Department or such other department as the City Manager may vest with the authority and responsibility for the implementation of this article.

*Director* means the director of the Department or such other designee as the City Manager may vest with the authority and responsibility.

*Premises* means any real property to which water is provided, including all improvements, buildings, and other structures located on it.

Service means all water and water- related service provided for the use and benefit of persons inside and outside the city through the operations and facilities of the department, including but not limited to:

- (1) supply of untreated water;
- (2) supply of treated water;
- (3) wastewater collection, treatment, and disposal;
- (4) building and extension of service mains;
- (5) providing of meters and service connections to property;
- (6) discontinuance, restoration, or repair of service;
- (7) issuance and use of permits;
- (8) extension or replacement of service mains for which lot or acreage fees or other assessments are charged;
- (9) collections of rates or fees for service; and

(10) other department activities for the benefit of the general public authorized under this chapter.

## Sec. 18-117. Water and sewer rates and charges; charges for reconnection to water and sewer systems; other charges for service; when and where payable.

- (a) The monthly rates and charges for sales of water and wastewater service furnished customers and users thereof, within and without the city, are fixed and determined by the city commission in the fee schedule and are on file in the city secretary's office. Except as otherwise herein provided, such rates and charges shall be charged for such sales and service made and rendered for each month or fraction thereof.
- (b) The charges for reconnecting or renewing services and for any other fees associated with services, both within and outside the city, are in the fee schedule and on file in the city secretary's office.
- (c) All payments and charges under this article shall be paid at the department not later than the fifteenth day of each month following the period in which sales and services were made and provided; except, that all charges under this article due and to become due shall be immediately due at the time thereof upon any disconnection or reconnection, respectively; provided, that such dates of payment and periods of sales and services may be changed at any time and made effective after publication of notice as provided in this article, and no other notice thereof shall be required.

#### Sec. 18-118. -Application for Service; Security Deposits.

- (a) Application required. A person shall not use a service without first making the proper application for the service with the director. The application, when made in writing, must be made on forms provided by the director. The director is authorized to establish procedures, not in conflict with this chapter or state law, to process and accept customer applications and to collect and process security deposits as necessary to secure customer accounts. The application requirements of this section do not apply to wholesale service contracts.
- (b) <u>Contract</u>. The application constitutes a contract to pay all charges for service and to abide by all provisions of this chapter, the provisions of this code, and other local, state and federal laws relating to the service.
- (c) <u>Fee</u>. An applicant must pay an application fee in accordance with the fee schedule.
- (d) <u>Accurate information</u>. An applicant shall furnish the names and addresses of any other joint owners, regardless of whether or not they reside at the premises, if this information is known to the applicant. An applicant shall also furnish proper identification and shall correctly furnish any other relevant information, including but not limited to proof of ownership or agency, required by the department in order to properly provide the service. If information is not furnished or is false, the application may be denied and service, where provided, may be discontinued. A person commits an offense if he knowingly makes a false statement on an application for service under this chapter.

- (e) <u>Use without application</u>. A person who occupies premises and uses service without making application is responsible for all water used from the date of the last meter reading previous to that person occupying the premises.
- (f) <u>Form of security deposit</u>. Unless exempted under Subsection (h), when a customer applies for service, the person also must submit a security deposit in an amount in accordance with the fee schedule in one of the following forms:
  - (1) cash;
  - (2) guaranty bond;
  - (3) letter of credit drawn on a state or federally chartered lending institution;
- (4) guarantee letter from another person who has an account with the department for service and has a satisfactory credit history with the department; or
  - (5) other equivalent security approved by the director.
- (g) <u>Failure to provide security</u>. The director may refuse or discontinue service if a person fails to:
  - (1) make a required security deposit with his application; or
- (2) increase the amount of his security deposit after being notified that an increase is required.
- (h) Exemptions from security deposit requirement. Any of the following persons is not required to post a security deposit:
  - (1) governmental entities;
  - (2) wholesale service contracts;
  - (3) provided the person has a satisfactory credit history with the department:
  - i. A person seeking residential service who presents proof that he or she is 65 years of age or older;
  - i. A person seeking residential service who presents proof that he or she owns or is presently buying the residence to be served;
    - iii. A person seeking service who provides a current report from a consumer credit reporting agency indicating a good credit standing;
  - ii. A person who has had at least 12 months continuous service within the last 24 months and left no unpaid balance; or
  - iii. A person who can provide proof that his or her account with another utility is not delinquent and that timely payments have been made to that utility for a minimum of 12 consecutive months within the past 24 months. A letter from the utility indicating that the requirements of this exception have been met, or monthly bills from the utility stamped paid (including a current or final bill), constitutes acceptable proof that the requirements of this exception have been met.
    - (i) <u>Withdrawal of exemption</u>. If a customer establishes an account without a security deposit pursuant to subsection (h)(3), but subsequently loses his or her satisfactory credit history with the department, a security deposit may be required as a condition for continued service.

- (j) <u>Administration of deposits</u>. The director shall administer cash security deposits in accordance with the following rules:
- (1) A deposit will be applied toward payment of the final bill amount due the city when a service account is closed or becomes inactive due to delinquency, transfer of ownership, or other reasons. A deposit made to secure service to premises may be transferred or applied toward payment of a final bill due on any other premises within the city where service is provided in the depositor's name.
- (2) Deposits earn simple interest at an annual percentage rate to be fixed by the director each year, which rate shall approximate the average interest rate earned by the department on its cash deposits for the previous year, less two percent.
  - (3) Interest ceases to accrue on a deposit when service is discontinued.
- (4) A deposit and accrued interest, less amounts due for service, will be returned to the customer when service is discontinued unless the deposit is transferred to another address, either at the request of the customer or as provided in Subsection (j)(1).
- (5) Deposits may be invested or used for capital improvements, but sufficient cash shall be accounted for and kept on hand to meet the normally anticipated level of refunds.

#### Sec. 18-119. - Failure to pay; notice of discontinuance.

- (a) In the event of nonpayment of any charge or fee under this article on the due date thereof, all such sales and services made and provided by the city may be discontinued after notice as provided in subsection (b); and the same shall be discontinued in the event payment thereof is not made within ten (10) days after such due date.
- (b) <u>Notice of discontinuance</u>. The director must notify a customer in the following manner before discontinuing service under subsection (a):
- (1) The director must send the customer at least ten days advance written notice of pending discontinuance;
- (2) The notice must provide the date of disconnection of service, a statement of reasons for cutoff, and a statement of delinquent charges due, where applicable. The notice must also provide a time, place, and means by which the customer may cure the delinquency or violation, seek an extension of payment, or dispute the validity of the reasons for discontinuance; and
- (3) The notice may be served by mail.
  - (c) Exceptions to notice requirement. Subsection (b) does not apply to discontinuance of service resulting from a violation of this chapter if the director determines that immediate discontinuance is necessary to prevent an imminent threat or occurrence of:
    - (1) harm to the health or safety of persons;

- (2) damage to city or private property; or
- (3) contamination of the water system.
- (d) Extension of time to pay. The director may grant a customer request for a payment extension for any billed service subject to the following:
- (1) Payment extensions may be granted in cases of extraordinary hardship or in compliance with Utilities Code Chapter 182;
- (2) A maximum of two (2) payment extensions for extraordinary hardship shall be granted to a customer within any twelve (12) month period, calculated on a rolling basis from the date of the first approved extension;
- (3) Requests for extensions must be submitted prior to the disconnection date;
- (4) Failure to remit payment by the end of the extension period shall result in service disconnection; and
- (5) A payment extension is a formal agreement between the customer and the city allowing additional time to remit payment beyond the original due date, but any penalties will remain in effect.
  - (e) <u>Customer's request to discontinue</u>. Upon a customer's written request, the director may discontinue water service to the customer. Upon receipt of the request, the director may remove the water meter and service connections. However, the customer is liable for all charges incurred prior to removal of the meter. Where service is furnished through more than one meter, the customer may request discontinuance of one or more meters and thereafter be billed on the basis of the remaining meter or meters.
  - (f) <u>Reconnection.</u> Water service shall not be reconnected or renewed until the customer shall have paid the following:
- (1) the reconnection and renewal charges specified in the fee schedule;
- (2) all amounts owing the city for water and sewer service; and
- (3) a security deposit specified in the fee schedule.

The department is not authorized to accept partial payment of any bill unless an extension has been requested and granted as described in Sec. 18-119(d).

#### Sec. 18-120. – Notice of Vacancy or Transfer for Premises.

- (a) When notice given. The customer, or the owner of premises served, must notify the director within three days after the occurrence of:
- (1) any total vacancy in the premises served;
- (2) any change in ownership, whether by sale, foreclosure, business reorganization or otherwise; or
- (3) any occupancy of previously vacant premises.
  - (b) <u>Failure to notify</u>. Failure to give notice in accordance with Subsection (a) shall render the owner and the customer, if he or she is not the owner, jointly and severally liable for all charges due against the premises. Upon receipt of notice under Subsection (a)(1) or (a)(2), the director shall prepare a final bill for the account.

#### Sec. 18-121. - Notice of changes.

Notice of changes of periods of service for which charges under this article are made and of changes of dates of payments and of discontinuance of services shall be published one (1) time in the official organ of the city; and notice thereof shall be given by publication of the caption thereof, as provided by law.

#### Sec. 18-122 - Collection regulations.

The director is authorized to promulgate regulations and procedures, not in conflict with this code, the city charter, or applicable state or federal laws or regulations, concerning the collection of charges for service and the handling of customer accounts, receipts, and reports.

#### Secs. 18-123—18-126. - Reserved

<u>Water Leakage.</u>" Article IV "Water and Sewer Rates and Charges and Billing Procedure" of Chapter 18 "Utilities" of the Code of the City of Ennis, Texas, is hereby amended to add Division 2. "Meters Required; Estimated Charge; Water Leakage" to read as follows:

### DIVISION 2. METERS REQUIRED; ESTIMATED CHARGE; WATER LEAKAGE

#### 18-127. – Meters Required; Meters To Be Read Monthly; Estimated Charge.

- (a) <u>Meters required</u>. Unless otherwise provided in this chapter or by a separate written wholesale service contract, a customer shall receive water service only when measured through a meter or meters. Each meter shall be read, when possible, once a month and a bill rendered accordingly.
- (b) <u>Estimated bill circumstances</u>. The quantity of water delivered to a premises will be estimated under any of the following circumstances:
- (1) The meter reader is unable to procure a reading of the meter because access to the meter is obstructed or made hazardous by an animal or otherwise;
- (2) The meter does not properly function or the equipment used to read the meter does not properly function;
- (3) Adverse weather or an act of God prevents the reading of the meter;
- (4) No meter is in place at the premises; or
- (5) For some other reason, a meter reading is not available to the billing section of the water department at the time of preparing a bill to the customer.
- (c) <u>Basis for estimates</u>. An estimate shall be based on past consumption experience at the premises adjusted for seasonal variations, or if there is no past experience, then upon consumption of the same class of customers under similar conditions. If a customer demonstrates to the satisfaction of the city manager that an estimated bill is excessive,

then the department shall render a bill based on a revised estimate or on an actual meter reading where possible.

(d) <u>Meter reading verification</u>. If a customer disputes the accuracy of a meter reading, they may request a re-read in by contacting the department's Utility Billing Office. A charge for the inspection may be provided in the City's fee schedule.

#### **18-128.** – Water Leakage.

- (a) <u>Water leakage</u>. When a customer experiences a substantial increase in his or her water or wastewater usage from a hidden water leak except as provided in subsection (b), the department will provide a leak adjustment credit upon compliance with this section.
- (b) <u>Non-Qualifying Leaks</u>. Leak adjustment credits shall not be granted for the following types of leaks or causes:
- (1) Leaks or malfunctions in irrigation systems, regardless of cause or location;
  - (2) Leaks from faucets, spigots, toilets, valves, pools, water heaters, circulation pumps, or other mechanical or electrical devices; or
- (3) Any leak or water loss resulting from negligence or failure to repair known issues.
  - (c) <u>Documentation of Repair</u>. The department will adjust a bill only if a customer presents a plumber's invoice, or a written statement prepared by the customer which indicates that the leak has been repaired, the type of repairs made, and a dated receipt for materials if the repair was performed by the customer. The repair date must correspond to the billing cycle in which the excessive usage occurred. The director may request additional information before determining if a water leak was reasonably detectable based upon facts presented to the director.
  - (d) <u>Timely Request</u>. The adjustment request must be submitted within ninety (90) days of the billing date reflecting the excessive usage.
  - (e) Only one (1) leak adjustment shall be granted per premises within any twelve (12) month period.
  - (f) If a leak adjustment is approved, the amount credited shall be calculated as follows:
  - (1) Determine the customer's average consumption using the lower of either:
    - i. The average of the three months immediately preceding the affected billing cycle(s); or
    - ii. The same billing period from the prior year.
  - (2) The department will adjust the amount up to one-half the total amount of the largest bill in the three (3) month period described in subsection (1).
  - (3) The customer shall be credited with the difference between the amount originally billed and the adjusted amount calculated in subsections (1) and (2).

The cost of plumbing repairs or private property damage shall not be reimbursable.

The director may establish additional rules and procedures for water leak adjustments consistent with this section.

#### Secs. 18-129 —18-135. – Reserved.

SECTION 5. Savings/Repealing Clause. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 6. Severability.** Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Ennis hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 7. Penalty Clause.** Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day or on which a violation occurs or continues.

**SECTION 8. Publication and Effective Date.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases require.

**PASSED AND APPROVED** by the City Commission of the City of Ennis, Texas on this 18th day of November 2025.

	KAMERON RABURN, Mayor
ATTEST:	
ANGIE WADE, City Secretary	

#### **ENNIS CITY COMMISSION**

### **AGENDA SUMMARY FORM**



To: City Commission

**Subject:** Discuss and consider a Resolution approving Task Five: Emergency Generator

Engineering Services with Freese and Nichols, Inc. under the master contract for professional services with Freese and Nichols, Inc., in an amount not to exceed Nineteen Thousand Fifty-Three Dollars and Zero Cents (\$19,053.00), and

authorizing the City Manager or designee to execute any documents in connection

therewith.

Meeting: ENNIS CITY COMMISSION - 18 Nov 2025

**Department:** Utility Operations

**Staff Contact:** Douglas Taylor, Utility Operations Director

#### BACKGROUND INFORMATION:

The City of Ennis is continuing implementation of its state-approved Emergency Preparedness Plan (EPP) to ensure continuous water service during extended power outages, in compliance with Texas Water Code §13.1394 and Senate Bill 3 (87th Legislature). The City's EPP, approved by the Texas Commission on Environmental Quality (TCEQ), requires installation of permanently mounted, automatically starting generators at the Ennis Water Treatment Plant (WTP) to maintain uninterrupted operation of critical facilities during power interruptions.

On October 7, 2025, the City Commission authorized the purchase of three Stewart & Stevenson diesel generators from Global Pump Solutions, LLC through the BuyBoard Cooperative Contract #770-25, along with a supplemental budget appropriation and use of Quality Incentive Payment Program (QIPP) revenues to fund the project. These generators will serve the WTP's Main Building, Raw Water Pump Station, and High Service Pump Station, ensuring operational reliability, redundancy, and regulatory compliance before the December 31, 2025 implementation deadline.

To advance the project, the City has requested Freese and Nichols, Inc. (FNI) to prepare the engineering drawings and one-line diagrams required for review and permitting under the City's Master Professional Services Agreement. Task Five will include the preparation of site plans showing generator locations, electrical interconnections, and integration with the existing plant infrastructure. The drawings will be provided within four weeks of the Notice to Proceed and will facilitate TCEQ review and construction coordination.

While Texas Occupations Code §1001.053 provides limited exemptions from the requirement for a licensed engineer for public works projects under certain cost thresholds, specifically \$8,000 for electrical or mechanical engineering and \$20,000 for non-mechanical or electrical projects, this project's anticipated cost of \$1.97 million for generator procurement and installation far exceeds those thresholds. Therefore, professional engineering services are not only warranted but required to ensure compliance with applicable state law and professional standards.

This effort represents a vital component of the City's broader commitment to infrastructure resiliency, regulatory compliance, and public health protection. Ensuring continuous operation of the water treatment plant under emergency conditions safeguards essential services for residents, medical facilities, and vulnerable populations throughout the community, in accordance with both state law and the federal Safe Drinking Water Act (42 U.S.C. §300f et seq.).

#### FINANCIAL IMPACT:

Funding for the service is included in the Water Capital Projects Fund (302-419-46410), with payments to be made in accordance with Exhibit A.

#### **POLICY IMPLICATIONS:**

Approval of this item complies with the City's purchasing policies and applicable state law.

#### **RECOMMENDATION:**

Staff recommends approval of this item.

#### **ATTACHMENTS:**

RESOLUTION NO.-Task Five: Emergency Generator Engineering Services with Freese and Nichols, Inc. under the master contract for professional services w - Pdf



#### RESOLUTION NO.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF **TASK** APPROVING ENNIS. TEXAS. FIVE: **EMERGENCY** GENERATOR ENGINEERING SERVICES WITH FREESE AND NICHOLS, INC. UNDER THE MASTER PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING SERVICES IN AN AMOUNT NOT TO EXCEED NINETEEN THOUSAND FIFTY-THREE DOLLARS (\$19,053.00), AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE THE TASK ORDER AND ALL DOCUMENTS RELATED TO SAID PROJECT.

WHEREAS, the City of Ennis has entered into a Master Professional Services Agreement with Freese and Nichols, Inc. for the provision of on-call engineering services; and

WHEREAS, the City of Ennis has adopted and received approval from the Texas Commission on Environmental Quality (TCEQ) for its Emergency Preparedness Plan (EPP) in accordance with Texas Water Code §13.1394 and Senate Bill 3 (87th Legislature), which requires the installation of permanent emergency generators at the Ennis Water Treatment Plant; and

WHEREAS, on October 7, 2025, the City Commission authorized the purchase of three Stewart & Stevenson diesel generators from Global Pump Solutions, LLC through BuyBoard Cooperative Contract #770-25, along with a supplemental budget appropriation and the use of Quality Incentive Payment Program (QIPP) revenues to fund the project; and

WHEREAS, the City has requested Freese and Nichols, Inc. to prepare the necessary engineering drawings, site plans, and one-line diagrams for the installation of the three generators at the Water Treatment Plant, including the Main Building, Raw Water Pump Station, and High Service Pump Station, to ensure compliance with TCEQ requirements and applicable federal and state standards; and

WHEREAS, Texas Occupations Code §1001.053 provides limited exemptions from the requirement for a licensed engineer for certain small-scale public works projects, but the City's generator installation project, with an estimated total cost exceeding \$1.9 million, requires professional engineering services to ensure compliance with law and professional design standards; and

WHEREAS, Freese and Nichols, Inc. will complete the required drawings and related deliverables within four weeks of the Notice to Proceed under Task Five of the Master Professional Services Agreement for a lump sum fee not to exceed Nineteen Thousand Fifty-Three Dollars (\$19,053.00).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:

**SECTION 1.** The City Commission hereby finds and determines that the recitals above are true and correct and adopts them as legislative findings of the City of Ennis.

**SECTION 2.** The City Commission hereby approves Task Five: Emergency Generator Engineering Services with Freese and Nichols, Inc. under the Master Professional Services Agreement in an amount not to exceed Nineteen Thousand Fifty-Three Dollars (\$19,053.00).

**SECTION 3.** The City Commission hereby authorizes the City Manager or designee to execute the Task Order, along with any and all documents necessary to carry out the intent of this Resolution and to complete the Emergency Generator Engineering Services Project as described herein.

**SECTION 4.** It is the intention of the City Commission that the provisions of this Resolution are severable, and if any section, clause, or provision is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

**SECTION 5.** This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, on this 18th day of November 2025.

KAMERON RABURN, Mayor

G 2 EXHIBIT A



Innovative approache
Practical results
Outstanding service

4055 International Plaza, Suite 200 • Fort Worth, Texas 76109 • 817-735-7300 • fax 817-735-7491

www.freese.com

November 7<sup>th</sup>, 2025

City of Ennis P.O. Box 220 Ennis, TX 75120

Dear Mr. Taylor,

#### **Project Understanding**

The City of Ennis (City) requested that Freese and Nichols, Inc. (FNI) provide engineering drawings showing the integration of backup diesel generators at the Water Treatment Plant (WTP), Raw Water Pump Station (RWPS) and High Service Pump Station (HSPS). The engineering drawings will be provided for agency approval and not developed for construction purposes.

The City has previously coordinated with a supplier to size and purchase the generators and automatic transfer switches. FNI will not review the sizes of the generators to evaluate the suitability for the electrical loads connected to them. FNI will provide site plans and one-line diagrams showing where the generators will be located on site and how they will connect to the existing electrical system.

Anticipated drawings are as follows:

- E-1 Legend I
- E-2 Legend II
- E-3 WTP Site Plan
- E-4 WTP One-line Diagram
- E-5 RWPS Site Plan
- E-6 RWPS One-line Diagram
- E-7 HSPS Site Plan
- E-8 HSPS One-line Diagram

Anticipated specifications: None.

Page 2

#### **Additional Services**

Additional Services to be performed by FNI if authorized by the City, for additional fee, which are not included in the described basic services, are described as follows:

- 1. Subsurface Utility Exploration (SUE) Survey.
- 2. Electrical distribution system improvements to the existing electrical system.
- 3. Electric Utility Coordination.
- 4. Detail Design drawings for construction and bid.
- 5. Generator and automatic transfer switch sizing analysis.
- 6. Construction services including reviewing submittals, RFIs, etc.
- 7. Bid services.
- 8. Post construction services including site visits, punch list, etc.

Sincerely,

Aaron Conine, P.E. Project Manager



#### **MASTER PROFESSIONAL SERVICES AGREEMENT**

**TASK AUTHORIZATION** 

CITY OF ENNIS FNI Project: ENN25XXX

PO BOX 220 Client Contract: Resolution 25-0715-G3

Ennis, TEXAS 75120 Date: 11/7/2025

Project Name: Task Five: Emergency Generator Engineering Services

See Letter Memo, attached, for the Scope of Services.

The City has requested assistance from Freese and Nichols, Inc. (FNI) in the review and update of the America's Water Infrastructure Act (AWIA) materials and

Description of Services: Industrial Pretreatment Program (IPP) to maintain compliance with state and

federal requirements and continue the City's commitment to the resilience and

performance of its water and wastewater systems.

Plans, Specifications and TCEQ submittal as proposed in the attached Letter

**Deliverables:** Memo.

Schedule: Sealed Plans within 4 weeks from NTP.

Compensation Type: Lump Sum Fee

**Amount Authorized:** \$19,053

The services described above shall proceed upon execution of this Task Authorization. All other provisions, terms, and conditions of the Master Professional Services Agreement which are not expressly amended shall remain in full force and effect.

To the extent that the Client may issue a formal purchase order in connection with, in addition to, or in lieu of signing this Task Authorization, the terms and conditions contained on the purchase order, if any, shall be null, void, and unenforceable, and the Client shall be deemed to have accepted this Task Authorization.

CITY OF ENNIS, TEXAS	FREESE AND NICHOLS, INC.	
By:	Ву:	adu Karlo
Name:	Name:	Andrew Franko, P.E.
Title:	Title:	Principal/Vice President
Date:	Date:	11/07/2025

#### **ENNIS CITY COMMISSION**

### **AGENDA SUMMARY FORM**



**To:** City Commission

**Subject:** Discuss and consider appointments to the Ennis Main Street Board.

Meeting: ENNIS CITY COMMISSION - 18 Nov 2025

**Department:** Community Engagement

Staff Contact: Haley Burnett, Tourism & Main Street Manager

#### **BACKGROUND INFORMATION:**

The City of Ennis Main Street Board met on Monday, October 27, 2025, to nominate candidates for the Class A positions on the Board. The nominations cover four At-Large members and four Named positions representing the City Commission, Historic Landmark Commission, Arts Commission, and Chamber of Commerce. The list below reflects the recommendations made by the City of Ennis Main Street Board and the recognized Named Boards.

City Commission: Representative is yet to be chosen by the City Commission.

Historic Landmark Commission: Sally Severson

Arts Commission: Jeremy Simmons

Chamber of Commerce: Geoeffery Williams

At-Large: LaNeen Brown At-Large: Matt Walker At-Large: Stacey Goodman At-Large Veronica Claxton

#### **FINANCIAL IMPACT:**

N/A

#### **POLICY IMPLICATIONS:**

N/A

#### **RECOMMENDATION:**

Staff recommends approval.

#### **ALTERNATIVES:**

N/A

#### **ATTACHMENTS:**

Goodman - Redacted Williams - Redacted

HLC Nomination to City of Ennis Main Street Board 10-20-25 Redacted
Arts Commission Nomination to City of Ennis Main Street Board 10-21-25

#### G.3.

Walker - Redacted

Brown - Redacted

Claxton - Redacted

Adtl Board Applications reviewed by City of Ennis Main Street Board 2024-2025 - Redacted



BC 25-23

# City of Ennis BOARD/COMMISSION APPLICATION

Date Submitted: October 4, 2025

Primary Choice: Main Street Board

Name: Stacey Goodman

Date of Birth:

Email Address:

Spouse's Name: Kevin Goodman Children's Ages: 33,35,37

Job Title/Occupation: Realtor Employer: Self

Employer Address: 101 S Dallas St, Ennis Tx Business Phone:

Resident of City (years): 35 Registered Voter: Yes
Resident of Texas (years): 55 Ward Number: N/A

Primary Choice: Main Street Board Secondary Choice(s):

Have you ever attended a meeting of the board or commission you are applying for? Yes ⊠ No □

Professional Organizations (Past/Present Memberships and Offices Held):

Women's Council of Realtors

Community Service (Past/Present Memberships and Offices Held):

Arlington Board of Realtors Community Service Board, Arlington Board of Realtors Community Outreach Board, Ennis Main Street Board

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

N/A

#### APPLICATION AGREEMENT

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant: Stacey Goodman

Date of Signature: October 4, 2025



BC 25-19

# City of Ennis BOARD/COMMISSION APPLICATION

**Date Submitted:** September 17, 2025 **Primary Choice:** Main Street Board

Name: Geoeffery Williams

Date of Birth:

Email Address: gwilliams@ennis-chamber.com

Spouse's Name: Lisa Children's Ages: none

Job Title/Occupation: President/CEO Employer: Greater Ennis Chamber of

Commerce

**Employer Address:** 207 NW Main Street **Business Phone:** 9728782625

Resident of City (years): N/A Registered Voter: Yes
Resident of Texas (years): 58 Ward Number: N/A

Primary Choice: Main Street Board Secondary Choice(s): Airport Advisory Board

Have you ever attended a meeting of the board or commission you are applying for? Yes ⊠ No □

#### Professional Organizations (Past/Present Memberships and Offices Held):

- Member of American Chamber of Commerce Executives (ACCE) and Texas Chamber of Commerce Executives (TCCE)
- Downtown Main Street Board of Directors (Ennis, TX)/Kaufman Development District Board of Directors (Ennis, TX)
- Ennis Airport Advisory Board of Directors (Ennis, TX)/Ennis Regional Medical Center Board of Directors (Ennis, TX)

#### Community Service (Past/Present Memberships and Offices Held):

Member of the Ennis Rotary Club – Officer, Membership 2024-25

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

I have a working relationship with many local businesses, business leaders, City of Ennis employees/staff, and City Commissioners.

#### **APPLICATION AGREEMENT**

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant: Geoeffery Williams

Date of Signature: September 17, 2025

#### **Haley Burnett**

From:

David Sacha

Sent:

Tuesday, October 21, 2025 7:21 AM

To: Cc: Haley Burnett Erica Stubbs

Subject:

RE: Ennis Main Street program

Good Morning, Haley -

Thanks for taking time to come to last night's HLC meeting.

As you heard, fally Severson accepted the nomination to represent HLC on the Main Street Board. A couple questions:

 Is there any application that she needs to complete and submit prior to our special meeting on Monday, October 27<sup>th</sup>?

approved the 10120125

Should she plan to be present?

I'd request that Erica advise Sally of any actions she should take in advance so that our meeting runs smoothly.

Sally is a dedicated member of the HLC and committed to the betterment of the City of Ennis. I believe that you'll find her to be a welcome member of the Main Stret Board.

Warmest Regards,

#### **David Sacha**

Chair, Ennis Historic Landmark Commission

From: Haley Burnett <a href="https://www.nett.gov">https://www.nett.gov</a>

Sent: Monday, October 20, 2025 1:41 PM
To: David Sacha

Subject: RE: Ennis Main Street program

I will be in attendance this evening. The board and liaison of the board will discuss and nominate a HLC member this evening to sit on the City of Ennis Main Street Board after 12/31/25. The City Commission will have the final approval (I handle this step).

See you soon!

Haley

Haley Burnett | Tourism and Main Street Manager

City of Ennis, Texas

201 Northwest Main St | Ennis, TX 75119

P 972.878.4748

"ATTENTION PUBLIC OFFICIALS: A "Reply to All" of this email could lead to violations of the Texas Open Meetings Act. Please reply only to the sender."

From: David Sacha

Sent: Monday, October 20, 2025 1:20 PM
To: Haley Burnett < hburnett@ennistx.gov >
Subject: RE: Ennis Main Street program

#### **Haley Burnett**

From:

Andrew Alvarado

Sent:

Tuesday, October 21, 2025 5:05 PM

To:

Haley Burnett

Cc:

A'lara Smith

Subject:

Arts Commission Board Nomination

Hello Haley,

The Arts Commission Board nominated Jeremy Simmons to the Ennis Main Street board at today's Arts Commission meeting. Please let me know if you need any more information.

Thank you,





BC 25-24

# City of Ennis BOARD/COMMISSION APPLICATION

2145025627

Date Submitted: October 8, 2025

**Primary Choice:** Main Street Board

Name: Matt Walker

Date of Birth:

Email Address:

Spouse's Name: Brittani Children's Ages: 18, 15, 8

Job Title/Occupation: VP Sales Employer: Andrews Distributing

**Employer Address:** 3700 S Oak Grove Rd Ennis, TX **Business Phone:** 

75119

Resident of City (years): 40 Registered Voter: Yes
Resident of Texas (years): 42 Ward Number: N/A

Primary Choice: Main Street Board Secondary Choice(s):

Have you ever attended a meeting of the board or commission you are applying for? Yes ⊠ No □

#### **Professional Organizations (Past/Present Memberships and Offices Held):**

Ennis Golden Circle, Ennis Education Foundation, Ennis Chamber of Commerce, Ennis Airport Board, Treasurer at Tabernacle Baptist Church

#### Community Service (Past/Present Memberships and Offices Held):

Mayor Pro Tem

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

Just friends and acquaintances.

#### **APPLICATION AGREEMENT**

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant: Matthew Walker

Date of Signature: October 8, 2025



BC 25-26

# City of Ennis BOARD/COMMISSION APPLICATION

Date Submitted: October 11, 2025

**Primary Choice:** Main Street Board

Name: LaNeen Brown

Date of Birth:

Email Address:

Spouse's Name: Patrick Brown Children's Ages: na

Job Title/Occupation:Associate DirectorEmployer:PRM BIPPEmployer Address:2703 Troon RdBusiness Phone:4698815569

Resident of City (years): 3 Registered Voter: Yes
Resident of Texas (years): 44 Ward Number: Ward 3

Primary Choice: Main Street Board Secondary Choice(s): Kaufman Development District

**Board** 

Have you ever attended a meeting of the board or commission you are applying for? Yes  $\square$  No  $\boxtimes$ 

Professional Organizations (Past/Present Memberships and Offices Held):

na

Community Service (Past/Present Memberships and Offices Held):

West Dallas Community Centers Mentoring Program

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

Na

Additional Information: LaNeen Brown Resume 07-08-24

#### **APPLICATION AGREEMENT**

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant: LaNeen Brown

Date of Signature: November 10, 2025

#### LaNeen Brown

469-881-5569 Ennis, Texas 75119

#### Msneen06@outlook.com

#### **Professional Profile**

I have worked in the customer service field for 20 years; from medical, non-profit to county agencies.

- Family Violence Prevention
- Anger Management
- Mentoring
- Teaching (a) the County Jail
- Parenting

#### **Work History**

#### April 2012 - Present

Associate Director, Path of Righteousness Ministries BIPP,

Ennis, Texas 75119 (214) 321-9100 (office)

Teach Battering Intervention and Prevention, Anger Management, Parenting, Thinking for a Change, Essential Life Skills virtually. Balancing and reconciling business accounts in QuickBooks. Develop workshops for the BIPP, AMP and Parenting programs. Attend webinars, Annual Conferences and local trainings to earn CJAD accredited hours. Assisted in writing curriculums for several programs. Completed monthly MAR Reports, attendance rosters and intakes/orientations. Typed correspondence for probation, parole, CPS and attorney offices.

#### September 2021 – September 2023

ADT (wfh) - Customer Care Associate 2

Answering calls for customers that need assistance with troubleshooting their alarm systems, sensors, batteries, glass break detectors, motion detectors, etc., taking payments over the phone through a secure system, assisting with setting up various ADT apps.

#### June 2019-September 2021

Resident Operations Coordinator, CC Young Dallas, Texas 75214 214-258-4074

Schedule transportation for the residents, input maintenance, housekeeping and IT work orders for residents and employees on campus. Assist with scheduling interviews for applicants in dining, housekeeping and front desk. Input transportation numbers for end of the month reporting, Assist visitors that come to the front desk on where their appointment and/or loved one is located. Direct prospective residents to Marketing for their scheduled tours. Event planning, catering, scheduling conferences and budget meetings and assist with resident outings and trips. Correct billing errors in accounts receivables. Assist with tours for potential residents.

#### Aug. 2018-Aug. 2019

Patient Account Specialist, Evolution Health Richardson, Texas 75081 (972) 581-8727

Call patients and take payments for home healthcare and hospice services rendered. Log payments weekly and adjust off balances for accounts of deceased patients that have no estate. Account receivable for home healthcare patients, called insurance companies on denied claims to get reprocessed. Mailed/emailed appeals for claim denials. Take inbound calls from Law offices, physician offices, etc.

#### October 2015-March 2017

Member Services Specialist (MCAL Team), Office Team - Prime Therapeutics Irving, Texas 75063 (972) 518-1988 (office)

Make outbound calls to members for clarification of information to ensure that their medication is shipped to the correct location and processed accordingly.

#### June 2010-Nov. 2011

Customer Service Representative, United Health Group , Plano, Texas 75075 (469) 229-6700 (main)

Assist insured(s) and providers with benefits and claim status via phone and email. Taking over 100 calls and emails per day.

#### **Education**

Addictions Counseling Training School

LCDC

Houston, Texas Currently Attending

University of Phoenix

Bachelor's of Science in Health Management and Business Administration

Dallas, Texas

Currently Attending

Certified Medical Office Assistant Central Texas Commercial College

Dallas, Texas June 2000

Diploma

Bryan Adams High School

Dallas, Texas May 15, 1999

References

References available upon request.



# City of Ennis BOARD/COMMISSION APPLICATION

**Date Submitted:** November 6, 2024 **Primary Choice:** Main Street Board

Name: Veronica Claxton

Date of Birth:

Email Address:

Spouse's Name: Larry Claxton Jr Children's Ages: 11,8,6

Job Title/Occupation: Small Business Owner Employer: Pro Queens of Clean

Employer Address: 4415 Spur 469, Ennis, TX, 75119 Business Phone: 469.988.7430

Resident of City (years): 8 Registered Voter: Yes
Resident of Texas (years): 20 Ward Number: Ward 1

Primary Choice: Main Street Board Secondary Choice(s):

Have you ever attended a meeting of the board or commission you are applying for? Yes  $\square$  No  $\boxtimes$ 

Professional Organizations (Past/Present Memberships and Offices Held):

Family Resource Center: Parent Advisory Committee, VP

Community Service (Past/Present Memberships and Offices Held):

Boys & Girls Club Coach, 5+ years

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

Eager to make a difference in the enrichment, growth, & success for Ennis and ALL of it's people.

#### **APPLICATION AGREEMENT**

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant: Veronica Claxton

Date of Signature: November 6, 2024



# City of Ennis BOARD/COMMISSION APPLICATION

Primary Choice: Main Street Board

Name:

Cecilia Ritchie

Date of Birth:

Email Address:

Spouse's Name: N/A

Job Title/Occupation:

Primary Choice:

Accounting

Employer Address: Dallas, Tx

Resident of City (years):

20

Main Street Board

Resident of Texas (years): 41

30

Ward Number:

Employer:

Children's Ages:

**Business Phone:** 

Registered Voter:

Secondary Choice(s):

Economic Development

Corporation Board

N/A

PwC

Yes

Ward 4

Professional Organizations (Past/Present Memberships and Offices Held):

N/A

Community Service (Past/Present Memberships and Offices Held):

N/A

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

Have you ever attended a meeting of the board or commission you are applying for? Yes □ No ☒

N/A

# APPLICATION AGREEMENT

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant:

Cecilia Ritchie

Date of Signature:

September 24, 2025



# City of Ennis BOARD/COMMISSION APPLICATION

Date Submitted: January 21, 2025

Primary Choice: Arts Commission

Name: Jan McLelland

Date of Birth:

Email Address:

Spouse's Name: Butch Children's Ages: 64/61

Job Title/Occupation:retiredEmployer:retiredEmployer Address:medical assistantBusiness Phone:retired

Resident of City (years): 84 Registered Voter: Yes
Resident of Texas (years): 84 Ward Number: Ward 5

Primary Choice: Arts Commission Secondary Choice(s): Main Street Board

Have you ever attended a meeting of the board or commission you are applying for? Yes □ No ☒

# Professional Organizations (Past/Present Memberships and Offices Held):

Board Member Helping Hands 11+ years, Ennis Historic Society, First Methodist Ennis

# Community Service (Past/Present Memberships and Offices Held):

**Board Member Helping Hands** 

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

I know all of the City Commissioners, Mayor and Mayor Pro Temp

# APPLICATION AGREEMENT

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant: Janet C McLelland

Date of Signature: January 21, 2025



# City of Ennis BOARD/COMMISSION APPLICATION

Date Submitted: October 8, 2025

Primary Choice: Main Street Board

Name: Leigh Holland

Date of Birth:

Email Address:

Spouse's Name: Johnny Children's Ages: 26 34 35 40

Job Title/Occupation: Investigator Employer: DCCC

Employer Address: Bolton John Business Phone: 6824725103

Resident of City (years): 3 Registered Voter: Yes
Resident of Texas (years): 50 Ward Number: Ward 5

Primary Choice: Main Street Board Secondary Choice(s): Economic Development

Corporation Board

Have you ever attended a meeting of the board or commission you are applying for? Yes □ No ☒

Professional Organizations (Past/Present Memberships and Offices Held):

**HOA President** 

Conference Chair Alpha Kappa alpha

Community Service (Past/Present Memberships and Offices Held):

Food Banks- Fort Worth Grand Prairie homeless shelter

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

None

# **APPLICATION AGREEMENT**

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant: Leigh Holland

Date of Signature: October 8, 2025



# **City of Ennis BOARD/COMMISSION APPLICATION**

Date Submitted: September 24, 2025 Primary Choice: Main Street Board

Name:

TED REDD

Date of Birth:

Email Address:

Spouse's Name: DANA REDD

Job Title/Occupation:

SALES MGR

**Employer Address:** 

5242 HWY 175 KANFMAN, TEXAS

Resident of City (years): 10

Resident of Texas (years):

Main Street Board

CIRCLE M TRAILERS Employer: 972-932-0591 Business Phone:

Children's Ages: 23,26,34 35

Registered Voter: Yes

Ward Number: N/A

Secondary Choice(s): Primary Choice:

Have you ever attended a meeting of the board or commission you are applying for? Yes □ No ☒

Professional Organizations (Past/Present Memberships and Offices Held):

NONE

Community Service (Past/Present Memberships and Offices Held):

NONE

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

Lynda Isbeli

#### APPLICATION AGREEMENT

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

**TED REDD** Signature of Applicant:

September 24, 2025 Date of Signature:



# City of Ennis **BOARD/COMMISSION APPLICATION**

Date Submitted: November 6, 2024 Primary Choice: Main Street Board

V	a	m	ıe	e	
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Amy Benitez

Date of Birth:

**Email Address:** 

Spouse's Name: None

Job Title/Occupation:

Self employed/hospitality

Ennis, Tx,

Employer:

Children's Ages:

Self

11;9;2

2145306374 Business Phone:

75119

Resident of City (years): Resident of Texas (years):

1

Registered Voter:

Yes

Ward Number:

Ward 1

**Employer Address:** 

Primary Choice: Main Street Board

Secondary Choice(s):

Have you ever attended a meeting of the board or commission you are applying for? Yes ☐ No ☒

Professional Organizations (Past/Present Memberships and Offices Held):

Women in leadership board

Community Service (Past/Present Memberships and Offices Held):

None

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

None

# APPLICATION AGREEMENT

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant:

**Amy Benitez** 

Date of Signature:

November 6, 2024



# City of Ennis BOARD/COMMISSION APPLICATION

Date Submitted: October 24, 2024

Primary Choice: Main Street Board

Name:

David Espedal

Date of Birth:

Address:

Cell Phone:

**Email Address:** 

Spouse's Name: Da

Job Title/Occupation:

**Employer Address:** 

David Espedal

Construction 113 W. Ennis Ave

Resident of City (years): 14
Resident of Texas (years): 45

Primary Choice:

Main Street Board

Children's Ages: 9 and 12

Employer:

Espedal Design Construct

Not interested

Per phenotien

Conversation

John Hoods

**Business Phone:** 

Registered Voter: Yes
Ward Number: Ward 5

Secondary Choice(s):

**Economic Development** 

Corporation Board

Have you ever attended a meeting of the board or commission you are applying for? Yes ⊠ No □

Professional Organizations (Past/Present Memberships and Offices Held):

Currently on HLC

Community Service (Past/Present Memberships and Offices Held):

Ellis County Children's Advocacy past board member Currently active with Dallas Casa. Volunteer with MAPS program with Highland Park High School

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

I know most of the city commission.

#### APPLICATION AGREEMENT

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant:

David Espedal

Date of Signature:

October 24, 2024



# City of Ennis BOARD/COMMISSION APPLICATION

Date Submitted: November 8, 2024

Primary Choice: Main Street Board

Name: Elizabeth Bundick

Date of Birth:

**Email Address:** 

Spouse's Name: Luke Bundick Children's Ages: 7, 4

Job Title/Occupation: Employer:

Employer Address: Business Phone:

Resident of City (years): Less than one year Registered Voter: Yes
Resident of Texas (years): 34 Ward Number: Ward 4

Primary Choice: Main Street Board Secondary Choice(s):

Have you ever attended a meeting of the board or commission you are applying for? Yes □ No ☒

Professional Organizations (Past/Present Memberships and Offices Held):

TCTA

Community Service (Past/Present Memberships and Offices Held):

Vacation Bible School, Local Science Fair Coordinator

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

I do not have any personal or business relationships with any of the city employees.

Additional Information: Resume-ElizabethBundick

#### APPLICATION AGREEMENT

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant: Elizabeth L Bundick

Date of Signature: November 8, 2024

# Elizabeth Bundick

Ennis, Tx 75119

Cell Phone:

Email:

**Objective:** To obtain a challenging position that will allow me to utilize my current skills while learning new ones.

## Work Experiences:

# Jack Lummus Intermediate School- Ennis, Tx Fourth grade Science Teacher: (2024-Present)

—Create engaging lesson plans, manage classroom culture and procedures, differentiate lessons, effectively communicate effectively with parents and staff, analyze unit test date to monitor student growth

# Parkway Elementary School - Monahans, Tx Third, Fourth, and Fifth Grade Science Lab Teacher: (2020-2024)

Create engaging labs corresponding to the state TEKS per grade level, manage various student groups, differentiate lessons, effectively communicate the content, organize, plan, and host the local science fair—Fourth Grade Art Teacher: Create lesson plans, manage various art projects simultaneously—Fourth Grade Science Lead Teacher: Create fourth grade science lesson plans, organize and host professional learning community meetings, oversee and mentor two science teachers regarding curriculum—Yearbook Coordinator: Design layout and yearbook cover, organize photos, create marketing flyers for yearbook sales, manage online storefront for book sales, track inventory of books available, and distribute yearbooks

# Kermit Elementary School- Kermit, Tx Fourth Grade Math and Science Teacher (2019-2020)

—Collaborate with three math and science teachers to create lesson plans, analyze unit test data to monitor student growth, differentiate lessons to include all students, manage classroom culture and procedures, communicate effectively with parents and staff

# Anson Elementary School- Anson, Tx Fifth Grade Science and U.S. History Teacher (2018-2019)

—Create fifth grade Science and U.S. History lesson plans, analyze unit test data to monitor student growth, differentiate lessons to include all students, manage classroom culture and procedures, communicate effectively with parents and staff

# EJ Moss Intermediate School- Lindale, Tx Fourth Grade Science and Texas History Teacher (2014-2018)

—Collaborate with four science and Texas history teachers to create lesson plans, analyze unit test data to monitor student growth, differentiate lesson to include all students, manage classroom culture and procedures, communicate effectively with parents and staff

#### Education and Credentials:

Bachelors of Applied Science in Legal Assisting- Wayland Baptist University - Plainview, TX
Associates of Applied Science in Legal Assisting- Blinn College - Bryan, TX

Texas Teacher Certification- Early Childhood- Sixth Grade Generalist Certification



# City of Ennis BOARD/COMMISSION APPLICATION

Date Submitted: October 14, 2024

Primary Choice: Main Street Board

Name: Heather Fira

Date of Birth:

Email Address:

Spouse's Name: Richard Children's Ages: 19, 20

Job Title/Occupation: Realtor Employer: Century 21 Judge Fite

Employer Address: 117 N Dallas, Ennis, TX 75119 Business Phone:

Resident of City (years): 35 Registered Voter: Yes
Resident of Texas (years): 50 Ward Number: Ward 2

Primary Choice: Main Street Board Secondary Choice(s): Arts Commission

Have you ever attended a meeting of the board or commission you are applying for? Yes ⊠ No □

# Professional Organizations (Past/Present Memberships and Offices Held):

National Association of Realtors Texas Real Estate Commission Metrotex Association of Realtors

# Community Service (Past/Present Memberships and Offices Held):

All community service for the last 19 years was done through my childrens' schools including helping with Safe Environment in the schools.

# List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

I have several friends on several boards within the city. My real estate business is in Ennis.

Additional Information: H Resume (01)

# APPLICATION AGREEMENT

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant: Heather Fira

Date of Signature: October 14, 2024

Ennis, TX 75119

Cell: Email:

# Heather Glaspy Fira

Experience

2015 - Current

Century 21 Judge Fite, Dallas/Ft. Worth Metroplex

Realtor

2013 - 2015

St. Monica Catholic School,

Dallas, TX

Science Teacher

- Earth Science
- Life Science

2008 - 2013

Ennis High School,

Ennis, TX

Science Teacher

IPC ('08-'10), Biology ('08-'10), Physics ('10-'11, '12-'13) Pre-AP Physics ('11-'13), AP Physics B ('11-'12)

- CScope Capacity Team Member
- Class of 2012 Sponsor
- AVID Mentor
- AVID Site Team Member
- National Honor Society Sponsor ('09-'10)

2007 - 2008 Waxahachie Faith Family Academy, Waxahachie, TX

Science Teacher

5th, 6th, 7th, 8th, IPC, Biology, Chemistry

Sophomore Class Advisor

2004 – 2007 Air Products and Chemicals, Inc. Dallas, TX Statistical Coordinator / SAP Power User (Jan 2007 – Aug 2007)

- Analyzed analytical data using statistical software and techniques
- Prepared for and ran weekly chart review meetings
- Ran daily Material Review Board meeting and maintain database
- Customer interaction though quarterly charts and spec reviews
- Trained and supported 4 plants on SAP PP QM module, including trouble shooting system problems

SAP Power User / Quality Planner / Lab Analyst (May 2004 - Jan 2007)

- Trained and supported 4 plants on SAP PP QM modules
- Project member for transition from multiple systems to SAP
- Member of cross functional team for support during Go Live and stabilization of SAP
- Data provider for SAP Quality Management
- Analyzed products to ensure quality of material

2003 - 2004

Lab Support (with Air Products)

Dallas, TX

Chemist

Assigned in temp-to-hire position to analyze products to ensure quality

Forensic Chemist Analyzed evidence for the presence of controlled substances Testified in court as an expert witness Certified in dandestine laboratory investigation Adams Laboratories, Inc. Ft. Worth, TX 1999 - 2002Chemist II Analyzed pharmaceutical products to ensure quality and stability of material per FDA regulations Performed method development and validation for new products Trained new employees on proper laboratory methods and procedures TTI Environmental Labs Arlington, TX 1997 - 1998Lab Technician Analyzed samples to ensure compliance with EPA regulations Tempe, AZ Arizona State University Education May 1996 B.S., Agribusiness / Pre-Veterinary Medicine The University of Texas at Arlington Arlington, TX December 1998 B.S., Chemistry Dallas, TX Region 10 Teaching Certification June 2008 Science 4-8 Science 8-12 Composite Dallas, TX Texas Real Estate License October 2015 SAP, WinLims, Microsoft Office, Lotus Notes, Northwest Analytical, Computer Systems SAM+ HPLC (Waters and Agilent), GC (Agilent), UV/Vis (Hach and Brinkman), Laboratory GC/IRD, GC/MS, ICP, FTIR/ATR, Titrino Auto Titrators, IC Instrumentation

U.S. Department of Justice

Dallas, TX

2002 - 2003

Experience (Cont.)



# City of Ennis **BOARD/COMMISSION APPLICATION**

Date Submitted: October 24, 2024

Primary Choice: Main Street Board

John Dunwoody Name:

Date of Birth:

**Email Address:** 

Spouse's Name:

Job Title/Occupation:

**Employer Address:** 

Realtor

117 N Dallas St

Ennis, TX 75119

4 Resident of City (years):

Resident of Texas (years):

Main Street Board

29, 27, 26, 5 Children's Ages:

Century 21 Judge Fite Employer: **Business Phone:** 

Registered Voter:

Ward 2 Ward Number:

Secondary Choice(s): Main Street Board **Primary Choice:** 

Have you ever attended a meeting of the board or commission you are applying for? Yes oxdot No oxdot

Professional Organizations (Past/Present Memberships and Offices Held):

NA

Community Service (Past/Present Memberships and Offices Held):

Member of Ennis Chamber of Commerce

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

Passive associations with Chamber members and Kameron Rayburn.

#### APPLICATION AGREEMENT

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant: John Dunwoody October 24, 2024 Date of Signature:



# City of Ennis **BOARD/COMMISSION APPLICATION**

Date Submitted: November 6, 2024

Primary Choice: Main Street Board

Name:

katherine Jones

Date of Birth:

**Email Address:** 

Spouse's Name: Henry Jones

Job Title/Occupation: Retired **Employer Address:** 

Resident of City (years):

None

Resident of Texas (years):

Primary Choice: Main Street Board

TX 63

Ennis 22

Secondary Choice(s):

Employer:

Children's Ages:

**Business Phone:** 

Registered Voter:

Ward Number:

34

Retired

Yes

Ward 5

(469) 785-9200

Have you ever attended a meeting of the board or commission you are applying for? Yes ☐ No ☒

Professional Organizations (Past/Present Memberships and Offices Held):

None

Community Service (Past/Present Memberships and Offices Held):

Helping Hands of Ennis (president 3years), Ennis Arts commission, Ennis Garden Club, Ennis Rotary Club

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

None

# APPLICATION AGREEMENT

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant:

Katherine Jones

Date of Signature:

November 6, 2024



# City of Ennis **BOARD/COMMISSION APPLICATION**

Date Submitted: October 24, 2024

Primary Choice: Main Street Board

Name:

Kevin Goodman

Date of Birth:

Email Address:

Spouse's Name: Stacey

Children's Ages:

37,34,32

Job Title/Occupation:

Realtor

Employer:

eXp Realty LLC - The Goodman

Team Real Estate LLC

**Employer Address:** 

101 S Dallas, Ennis TX 75119

5635 N McAthur Blvd., Irving, TX

**Business Phone:** 

75038

Resident of City (years): Resident of Texas (years):

54

Registered Voter:

Yes

Ward Number:

Ward 1

Primary Choice: Main Street Board

Secondary Choice(s):

Have you ever attended a meeting of the board or commission you are applying for? Yes □ No ☒

Professional Organizations (Past/Present Memberships and Offices Held):

NAR, TAR, ARBOR

Community Service (Past/Present Memberships and Offices Held):

Church Deacon

Volunteer for various events

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

I graduated high school with Mayor Pro Tem Lynda Isbell.

\*\*\*\*\*\*(I answered Ward 1 because the system will not allow an application without selecting a Ward.) I live outside the city limits, but understand that I Can serve on some of the boards as a non r=Ennis resident.\*\*\*\*\*\*\*

Additionally I am willing to serve on other boards that do not require Ennis residency.

#### APPLICATION AGREEMENT

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Signature of Applicant:

Kevin Goodman



# City of Ennis BOARD/COMMISSION APPLICATION

Date Submitted: November 6, 2024

Primary Choice: Main Street Board

Name:

Libby Caldwell

Date of Birth:

**Email Address:** 

Spouse's Name: None

Children's Ages:

Grown

Job Title/Occupation:

Owner

Employer:

Self

**Employer Address:** 

**Business Phone:** 

Resident of City (years): 47

Registered Voter:

Yes Ward 4

Resident of Texas (years): 47

Ward Number:

Arts Commission

Primary Choice: Main Street Board

Secondary Choice(s):

Have you ever attended a meeting of the board or commission you are applying for? Yes ⊠ No □

Professional Organizations (Past/Present Memberships and Offices Held):

None

Community Service (Past/Present Memberships and Offices Held):

None

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

None

#### APPLICATION AGREEMENT

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant:

Libby Caldwell

Date of Signature:

November 6, 2024



# **City of Ennis BOARD/COMMISSION APPLICATION**

Date Submitted: November 6, 2024 Primary Choice: Main Street Board

Name:

Samantha Honza

Date of Birth:

**Email Address:** 

Spouse's Name:

Nathan Honza

Children's Ages: 2, 10, 11

Job Title/Occupation:

Manager of Talent Acquisition

Employer:

Wheeler Staffing Partners

**Employer Address:** 

1700 Alma Dr #500 Plano, TX

**Business Phone:** 

75075

Resident of City (years):

38

Registered Voter:

Yes

Resident of Texas (years):

38

Ward Number:

Ward 3

Primary Choice:

Main Street Board

Secondary Choice(s):

Have you ever attended a meeting of the board or commission you are applying for? Yes □ No ☒

Professional Organizations (Past/Present Memberships and Offices Held):

N/A

# Community Service (Past/Present Memberships and Offices Held):

I am currently a member of the Library Advisory Board. I believe I have been for the past 3 years. I have volunteered with several other organizations in my time such as volunteering at Children's Hospital bringing library books to children, Habitat for Humanity, and at Dallas Urban Farms providing assistance working their local garden in an area considered a food desert. I have also coached for many years for our peewee organizations in town including Ennis Softball/tball and Ennis PeeWee Cheer.

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

None other than the Library Advisory Board.

# APPLICATION AGREEMENT

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant:

Samantha Honza

Date of Signature:

November 6, 2024



# City of Ennis BOARD/COMMISSION APPLICATION

Date Submitted: November 6, 2024

Primary Choice: Main Street Board

Name: Savanna Weis

Date of Birth:

**Email Address:** 

Spouse's Name: Jaxon Weis Children's Ages: N/A

Job Title/Occupation: North America Training Employer: Ocado Technology

Coordinator

Employer Address: 4221 Telephone Rd., Dallas, TX Business Phone:

Resident of City (years): 2 Registered Voter: Yes
Resident of Texas (years): 3 Ward Number: Ward 1

Primary Choice: Main Street Board Secondary Choice(s): Keep Ennis Beautiful

Have you ever attended a meeting of the board or commission you are applying for? Yes  $\square$  No  $\boxtimes$ 

# Professional Organizations (Past/Present Memberships and Offices Held):

Women in Technology - Ocado North America events & communications pillar member Robotics Education & Competition Foundation alumni association member

# Community Service (Past/Present Memberships and Offices Held):

Orange County Animal Services - all area volunteer

Mentors Care - Ennis HS mentor

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

None

# APPLICATION AGREEMENT

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Signature of Applicant: Savanna weiz

Date of Signature: November 6, 2024



current member
application not considered
members term

BC 24-64 City of Ennis

# BOARD/COMMISSION APPLICATION

Date Submitted: December 5, 2024

Primary Choice: Main Street Board

117/25-12/31/26

Name:

ALEX RENDON

Date of Birth:

Email Address:

Spouse's Name: Dena Rendon

Job Title/Occupation:

Principal, Alamo Middle School /

Employer:

Ennis ISD

Yes

Ward 3

26, 23, 18

FISD

**Employer Address:** 

1602 Westchester Dr.

Ennis, TX 75119

**Business Phone:** 

Children's Ages:

Resident of City (years): 52 Resident of Texas (years): 55

Ward Number:

Registered Voter:

Main Street Board Primary Choice:

Secondary Choice(s):

Airport Advisory Board

Have you ever attended a meeting of the board or commission you are applying for? Yes □ No ☒

Professional Organizations (Past/Present Memberships and Offices Held):

NA

Community Service (Past/Present Memberships and Offices Held):

Give A Kid A Chance

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

I am personally acquainted with several city commissioners and board members. In working for EISD for 30 years, I am sure I have worked with others in that time.

#### APPLICATION AGREEMENT

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

ALEX RENDON Signature of Applicant: Date of Signature: December 5, 2024



NOT FOY CONSICLERATION

BC 24-57

# City of Ennis

# **BOARD/COMMISSION APPLICATION**

Date Submitted: November 7, 2024 Primary Choice: Main Street Board

Name:

Madeline Clemons

Date of Birth:

Email Address:

Spouse's Name:

N/A

Job Title/Occupation:

Digital Marketer

**Employer Address:** 

Resident of City (years): 37 Resident of Texas (years): 37

Primary Choice:

Main Street Board

Registered Voter:

Employer:

Ward Number:

Secondary Choice(s):

Children's Ages:

**Business Phone:** 

Ward 3

Yes

Arts Commission

Self Employed

Have you ever attended a meeting of the board or commission you are applying for? Yes □ No ☒

Professional Organizations (Past/Present Memberships and Offices Held):

N/A

# Community Service (Past/Present Memberships and Offices Held):

Chair of the Parent Advisory Committee for the Family Resource Center-Navarro and Ellis, Co-Chair IMPACT Coalition Greater Ellis, Girl Scout Troop Leader (Ennis Troop), Girl Scout Service Unit Manager Ellis & Navarro, Girl Scout Service Unit Delegate. These are all presently held roles.

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

To the best of my knowledge the only connection I have is Sally Severson was a former teacher of mine.

# APPLICATION AGREEMENT

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Signature of Applicant:

Madeline Clemons

Date of Signature:

November 7, 2024



# 12/3/24 News 9x102 City of Ennis **BOARD/COMMISSION APPLICATION**

Date Submitted: December 5, 2024 Primary Choice: Main Street Board

Name:

Nicholas French

Date of Birth:

**Email Address:** 

Spouse's Name:

Vicente

Job Title/Occupation: **Employer Address:** 

Operations Manager

106 S Dallas Street

Ennis, Tx

Resident of City (years): 30 Resident of Texas (years):

Registered Voter:

Ward Number:

Children's Ages:

**Business Phone:** 

Employer:

Ward 4

**FBM Property Management** 

Primary Choice:

Main Street Board

Secondary Choice(s):

Have you ever attended a meeting of the board or commission you are applying for? Yes ⊠ No □

Professional Organizations (Past/Present Memberships and Offices Held):

Ennis Heritage Society, Ennis Main Street Board

Community Service (Past/Present Memberships and Offices Held):

Volunteer at local festivals

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

None

#### APPLICATION AGREEMENT

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant:

Nicholas French

Date of Signature:

December 5, 2024



City of Ennis

Consideration BOARD/COMMISSION APPLICATION Rember 12/3/24

Date Submitted: November 6, 2024

Primary Choice: Main Street Board

Name:

Reynaldo Castillo

Date of Birth:

**Email Address:** 

Spouse's Name:

Jessica Rios

Children's Ages:

10,10,12

Job Title/Occupation:

Barber, Realtor

Employer:

Self

**Employer Address:** 

Primary Choice:

110 W. Brown St. Ennis, Tx 75119.

**Business Phone:** 

Resident of City (years):

36

Registered Voter:

Yes Ward 1

Resident of Texas (years): 36

Main Street Board

Ward Number: Secondary Choice(s):

PLANNING AND ZONING

COMMISSION

Have you ever attended a meeting of the board or commission you are applying for? Yes ⊠ No □

Professional Organizations (Past/Present Memberships and Offices Held):

N/A

Community Service (Past/Present Memberships and Offices Held):

N/A

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

N/A

#### APPLICATION AGREEMENT

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Signature of Applicant:

Reynaldo Castillo

Date of Signature:

November 6, 2024

# **ENNIS CITY COMMISSION**

# **AGENDA SUMMARY FORM**



**To:** City Commission

Subject: Discuss and consider an appointment to the City of Ennis Airport Advisory Board

to fill a vacancy for a term expiring in May 2027.

Meeting: ENNIS CITY COMMISSION - 18 Nov 2025

**Department:** City Secretary

**Staff Contact:** Angie Wade, City Secretary

# **BACKGROUND INFORMATION:**

Airport Advisory Board member Matt Newman has submitted his resignation from the Board, creating a vacancy for a term expiring in May 2027. Applications submitted within the past 12 months for the Airport Advisory Board, as either a primary or secondary choice, are attached for the Commission's review.

# **ATTACHMENTS:**

<u>Application - Eric McClelland - Pdf</u> <u>Application - ALEX RENDON - Pdf</u>



# City of Ennis BOARD/COMMISSION APPLICATION

Date Submitted: December 3, 2024

**Primary Choice:** Airport Advisory Board

Name: Eric McClelland

Date of Birth:

**Email Address:** eric@texasmotorplex.com

Spouse's Name: Brittney McClelland Children's Ages: 12

Job Title/Occupation: Director of Competition/ Safety Employer: Texas Motorplex

**Employer Address:** 7500 W Business 287, Ennis TX, **Business Phone:** 

75119

Resident of City (years): 33 Registered Voter: Yes
Resident of Texas (years): 38 Ward Number: Ward 2

Primary Choice: Airport Advisory Board Secondary Choice(s): PLANNING AND ZONING

**COMMISSION** 

Have you ever attended a meeting of the board or commission you are applying for? Yes  $\square$  No  $\boxtimes$ 

# Professional Organizations (Past/Present Memberships and Offices Held):

I have not held memberships at any of the Professional organizations I have helped with.

# Community Service (Past/Present Memberships and Offices Held):

I have not held memberships at any of the community service organizations I have helped with.

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

I speak with both Chief Dustin Munn and Chief Evans on occasion for Motorplex Business.

#### **APPLICATION AGREEMENT**

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant: Eric McClelland

Date of Signature: December 3, 2024



# City of Ennis BOARD/COMMISSION APPLICATION

Date Submitted: December 5, 2024

**Primary Choice:** Main Street Board

Name: ALEX RENDON

Date of Birth:

of Birth:

Email Address: alex.rendon@ennis.k12.tx.us

Spouse's Name: Dena Rendon Children's Ages: 26, 23, 18

Job Title/Occupation: Principal, Alamo Middle School /

**EISD** 

**Employer Address:** 1602 Westchester Dr.

Ennis, TX 75119

**Business Phone:** 

**Ennis ISD** 

**Employer:** 

Resident of City (years): 52 Registered Voter: Yes
Resident of Texas (years): 55 Ward Number: Ward 3

Primary Choice: Main Street Board Secondary Choice(s): Airport Advisory Board

Have you ever attended a meeting of the board or commission you are applying for? Yes  $\square$  No  $\boxtimes$ 

Professional Organizations (Past/Present Memberships and Offices Held):

NA

Community Service (Past/Present Memberships and Offices Held):

Give A Kid A Chance

List personal or business relationships you have with the City, the Mayor, City Commissioners, or other board/commission members.

I am personally acquainted with several city commissioners and board members. In working for EISD for 30 years, I am sure I have worked with others in that time.

#### **APPLICATION AGREEMENT**

By signing (entering my name) below, I hereby certify that the information given by me in this application is true and complete. I understand and agree that any false information or misrepresentation is sufficient grounds for disqualification. I understand and agree that all information provided in this application may be verified by the City of Ennis.

Signature of Applicant: ALEX RENDON

Date of Signature: December 5, 2024

# **ENNIS CITY COMMISSION**

# **AGENDA SUMMARY FORM**



To: City Commission

**Subject:** Discuss and consider a Resolution of the City Commission of the City of Ennis,

Texas, casting votes to elect two Directors to serve four-year terms beginning

January 1, 2026, on the Ellis County Appraisal District Board of Directors.

Meeting: ENNIS CITY COMMISSION - 18 Nov 2025

**Department:** City Secretary

**Staff Contact:** Angle Wade, City Secretary

# **BACKGROUND INFORMATION:**

The City Commission previously nominated Walter Erwin and Sherri Lampkin as candidates for consideration for the Ellis Appraisal District Board of Directors. Both Mr. Erwin's and Ms. Lampkin's names appear on the ballot for consideration by all Ellis County entities to serve a 4-year term beginning January 1, 2026. Two positions will be filled.

The City of Ennis has a total of 77 votes. All votes may be cast for one candidate or may be divided among two or more candidates.

The Chief Appraiser must receive votes from all entities no later than December 15th. The results of the election will be announced by December 31, 2025.

# **ATTACHMENTS:**

Nominee T. Walter Erwin III Redacted

Nominee Sherri Lampkin Redacted

Nominee Nathan Potter Redacted

Nominee Tim Cummings

RESOLUTION NO.-Ellis CAD Board of Directors - Pdf

RESUME

T. Walter Erwin III

1137 Mockingbird Circle, Ennis, TX 75119

214-642-4046

Education:

University of Texas, Austin 1964-1971 BBA

Military:

U.S. Army Reserve

1964-1971

**Business:** 

1973-2018 President and CEO, Erwin Distributing Co., Inc., DBA Wally's Party Factory. Grew to the largest privately owned party supply chain in the US with 32 stores and over 400 employees. Sold in 2018 to Party City Corp. and Party Supplies Group.

2001-2018 Founder and President, Party Club of America, the largest buying group/trade organization for specialty party supply and Halloween retailers. At peak, Party Club had 350 members and 410 retail roof tops. Business sold to Party Supplies Group in 2018.

2008-2015 Co-owner and co-founder, Halloween and Party Expo. The largest business-to-business trade show for the Halloween, costume and party supply industry. Became one of the largest B2B trade shows in the US. Sold in 2015 to the Halloween Industry Association. Acquired in 2017 by the Blackstone Group.

2000 to present, Managing Member, Erwin Properties I, LP and Erwin Properties II, LP. Company owns and leases commercial property.

1985 to Present, Member of the Board of Directors, Ennis State Bank, Ennis, TX

Service:

1970's and early 1980's, Vice-President, Ennis Industrial Foundation

1982-1993, Board of Directors, Trinity River Authority of Texas 1991-1993, served as President of the Board of Directors

Sherri Lampkin 2507 Inverrary Drive Ennis, Texas 75119 (214) 906-8897 (cell)

October 9, 2025

To Whom It May Concern:

This letter and the attached resume will introduce who I am, acquaint you with my background, and express my sincere interest in exploring a position with your organization.

I have constantly directed myself toward the highest levels of achievement and success. My education and experience have been thorough and comprehensive, and I have established a consistently high record of accomplishments in all prior assignments.

Because of my leadership roles, my learning aptitude, and personal standards of performance, I have acquired diverse knowledge and expertise that has produced valuable and lasting results. The tasks involved major responsibilities, proficiencies and innovations that have refined my strengths for the demands of various fields. I have also developed superior communicative skills and the energy required to excel in all contemporary environments and circumstances.

My experiences have proven very rewarding, and inspire me to continue developing all of my potentials. I am focused on a position that will equal my enthusiasm and encourage my progress. I believe I can offer the qualifications to contribute handsomely to your needs.

Respectfully submitted,

Sherri Lampkin

(214) 906-8897 (cell)

# **RESUME**

Sherri R. Lampkin 2507 Inverrary Drive Ennis, Texas 75119 (214) 906-8897 (cell)

# **EDUCATION**

University of Phoenix Prerequisite Courses

Cedar Valley College – Dallas, TX Real Estate – Management

Real Estate Career College – Dallas, TX Real Estate Courses

El Centro Community College – Dallas, TX Psychology/Basics/Mid-Management/Computer

South Oak Cliff High School – Dallas, TX Graduated 1975

# **EMPLOYMENT**

September 1994 – to Present L&L Property Management (214) 321-0030

Owner/Licensed Texas Real Estate Broker/Property Manager

Responsible for managing several small apartment complexes; an office building; 35 single-family homes; 44 condos, and several townhouses. Duties include, but are not limited to Inspecting and measuring new listings, Section 8 inspections for several Housing Authorities in Dallas County. Ordering, estimating and inspecting repairs. Showing properties, background check on applicants, processing applications, leases and sales contracts; owner/vendor disbursements, monthly cash flow statements to owners; accounting which include accounts receivables and payables, reconciling 9 bank accounts, weekly, monthly and year-end reports on all properties; evictions and all correspondence.

Page 3 of 4 Sherri Lampkin - Resume

# January 2009 – to Present PRM BIPP

Path of Righteousness Ministries Battering Intervention and Prevention Program
1905 W. Ennis Ave, Suite #204
Ennis, TX 75119
(214) 321-9100

Owner/Program Director – State Accredited Facilitator
Monthly Activity Report (MAR), Quarterly Financial Report (QFR)
Texas Department of Criminal Justice (TDCJ)
Community Justice Assistance Division (CJAD)
Texas Council on Family Violence (TCFV)
Child Protective Services (CPS)

Contact referral sources in various counties throughout Texas, and interstate cases, create all admin forms, facilitate groups and review assignments, reports (Progress, Dismissals, MAR, QFR, Budget, Grant), weekly reports and class schedules, attend court (according to subpoena for BIPP participants), correspondence to victims, preintakes, schedule intakes, receive payments, update curriculums, print and bind (books), host monthly Peer-to-Peer meetings, Staff Supervision, and Class Observations (virtually) throughout Texas counties, and Skills/Admin Training for TDCJ/CJAD/TCFV. Plan workshops, host Community Education for Probation, Parole CPS, etc., purchase supplies, office expenditures, update website as needed, other responsibilities as required, assigned, etc.

June 2009 – January 2010 Century 21 Alicia Trevino Realtors 2040 N. Belt Line Rd, Suite 200 Mesquite, TX (972) 613-4014

# Property Manager - Accounts Manager Contract

Responsible for managing 45 residential properties. Accounting for 60 real estate agents, and conducting weekly sales meetings; Century 21 weekly and monthly corporate reports, HUD accounting, sales and leasing commission disbursements and reports, and weekly training for Agents. Duties also included account payables and receivables, monthly and year-end operating statements, ordering, estimating and inspecting repairs; screening tenants, leasing, evictions, routine inspections on all properties.

# April 2002 – July 2003 Hamilton Valley Management P.O. Box 190, Burnet, Texas 78611 ~ (512) 756-6809

Property Manager/ Trainer

Responsible for managing a 20-unit Affordable Housing complex under the USDA Affordable Housing Rental Assistance Program, and a 24-unit Senior Living complex through TDHCA. Responsibilities included processing applicants, overseeing repairs, inspections; accounting; weekly and monthly reports. Traveling: interviewing, hiring and training new apartment managers. Also completely setting up the offices to meet Government and State housing standards.

Received five awards after five months of service – Annual Convention – Corpus Christi, TX

Rookie of the Year ~ Extra Mile Award ~ Curb Appeal ~ Administration

Most Improved Property

September 1987 – September 1994 Century 21 Galloway-Herron Realtors 5801 Marvin D. Love Freeway, Suite #103 Dallas, Texas 78237 (214) 393-1858

Property Manager - July 1990 - September 1994

Responsible for 95 residential homes (35 Section 8), one office plaza and two shopping strips. Duties included account payables and receivables, monthly and year-end operating statements, ordering, estimating and inspecting repairs; screening tenants, leasing, evictions; routine inspections on all properties.

Administrative Assistant/Office Manager/ Realtor - September 1987 – July 1990

Responsibilities included assisting the President of the company with residential and commercial transactions and leaves Province and the company with residential and commercial transactions and leaves Province and the company with residential and commercial transactions and leaves Province and the company with residential and commercial transactions and leaves Province and the company with residential and commercial transactions are company with residential and commercial transactions are company with the company with the

transactions, sales and leases. Reviewing contracts and listing agreements. Writing ads for Harmon Homes Magazine, Southern Town Homes, Dallas Morning News. Recruiting new agents, organizing meetings and seminars; general office duties. Real Estate Sales.

November 1984 – September 1987 James Jones & Associates, Appraisers 5801 Marvin D. Love Freeway, Suite 505, Dallas, Texas 75237 (214) 339-4545

# Admin/Quality Control Manager/Appraiser Residential, Commercial, and Raw Land

I started as Office Administrator which included all general office duties and typing appraisals. Other responsibilities included inspecting, measuring, and taking photos of the appraised property, and writing the appraisal, assisting the owner of the company with residential, commercial, and raw land appraisals throughout the DFW Metroplex. Reviewing all reports completed by other interoffice appraisers, including measurements photos, accuracy, and delivering appraisal reports to the appropriate clients.

Nathan Potter 1799 Indian Creek Drive Midlothian TX 76065 Cell: 214-325-2257

Nathan Potter served as the 3<sup>rd</sup> generation CEO and Owner of DW Distribution Inc until late 2021. He followed in his grandfather and father's footsteps of owning and running their family business. Since Nathan joined the company in 1998, he and his father had a clear strategic vision, hired incredibly talented team members, and made substantial investments all of which propelled DW to becoming a market leader in Building Products Distribution in Texas, Oklahoma, and the surrounding states.

You don't have to spend much time with Nathan to learn that he has a contagious passion for the business and helping their customers win. He often says, that, when their customers win, DW and their team members win. The team at DW is deeply committed to remaining a growing thriving enterprise so that they can make a difference in the lives of their team members. DW's Purpose is "To inspire and help others build and achieve their Great American Dream". The company's mission is coined as i3 which stands for "Impress our Customers, Inspire Each Other & Improve our Business & Communities". In 2012, DW was awarded the Texas Family Business of the Year by Baylor University. Further, in 2021, DW was awarded the Gallup Exceptional Workplace Award, one of 40 companies in the U.S. to earn this recognition.

In 2021, after 66 years of family ownership, he and his family decided it was the right time for them to sell DW to their business peers and friends at Specialty Building Products (SBP) in Atlanta. SBP's acquisition of DW gives them a bold position in the highly sought-after Texas market. Nathan remained very active in the business and ensured a seamless transition to his leadership team. He remains an investor in SBP, serves on their board, is involved in the M&A and other strategic projects with SBP, and remains actively involved with the strategic vision for DW.

# External Board Experience

- 2006 to 2014 World Millwork Alliance. Board Member, Exec Comm & Chairman. This was one of the
  preeminent industry association boards in our industry. I was nominated and served as a board member
  for 4 years, then was nominated to join the Exec Committee and ultimately Chairman for (2) 1 year terms.
- 2022 to 2025 Galerie Living. Board Member and Investor. Luxury Senior Living operator that designs, owns and operates a portfolio of facilities in the Greater Atlanta market.
- 2021 to 2025 SBP/Varsity Holdings LLC. Board Member and Investor. Operates 55 locations across North America, has 5500 employees and \$5B+ in Revenue.

# Tim Cummings

Broker, Realtor TREC License# 616082 A dedicated full time real estate broker with deep roots in the industry, shaped by a childhood immersed in the world of residential development. Raised in Ellis County, Texas, Tim grew up alongside his father, a home builder, navigating the highs and lows of real estate's boom and bust cycles. This early exposure to managing build sites and ground-up development instilled valuable lessons that Tim now leverages to expertly guide clients through buying, selling, and leasing properties.

Originally from Ennis, Texas, Tim earned his Bachelor's degree in Real Estate and Marketing from Baylor University in 1997. During his college years, he balanced his studies with hands-on experience in property maintenance and management while finding time to hike, bike, and water ski along the scenic Brazos River. Today, Tim and his wife, Haley, raise their two children in Waxahachie, where they are deeply connected to the community through family, friends, and active involvement in educational and athletic activities. In their free time, the Cummings family enjoys supporting their children's pursuits and exploring new hiking trails across Texas and beyond.

Specializing in land and commercial properties, Tim serves a diverse clientele, including legacy landowners, developers and business owners seeking tailored solutions for their commercial ventures. "My goal is to deliver the best possible outcomes for my clients through meticulous planning and exceptional service," Tim says. His commitment to personalized guidance and strategic insight ensures clients achieve their real estate goals with confidence.



# **Tero** Real Estate

We are a Texas real estate brokerage based in Waxahachie. Every property is an investment. Our core perspective doesn't distinguish between a first-time homebuyer and a seasoned commercial landlord. Every Tero agent brings a unique background, experiences, and skill set, but we are united in our commitment to keeping things simple, making honesty the mandate, and ultimately getting the right deals closed on your terms.



# RESOLUTION NO.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, CASTING VOTES TO ELECT TWO DIRECTORS TO SERVE FOUR-YEAR TERMS BEGINNING JANUARY 1, 2026 ON THE ELLIS COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS.

WHEREAS, Section 6.03 (k) of the Texas Property Tax Code, requires that each taxing unit entitled to vote cast their vote by Resolution and submit results of that vote to the Chief Appraiser of the Ellis Appraisal District before December 15, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TX:

**SECTION 1:** As authorized by Section 6.03 of the Texas Property Tax Code, the City of Ennis submits the attached Official Ballot "Exhibit A" as issued by the Chief Appraiser stating the votes cast for candidates in the 2026 Board of Directors' Election for the Ellis Appraisal District.

**PASSED AND APPROVED** by the City Commission of the City of Ennis, Texas on this <u>18th</u> day of November, 2025.

	KAMERON RABURN, Mayor	
ATTEST:		
ANGIE WADE, City Secretary		

Issued to:

# OFFICIAL BALLOT

TO

# **ELECT TWO MEMBERS**

# TO THE ELLIS APPRAISAL DISTRICT

# 2026 BOARD OF DIRECTORS

Number of Votes: 77

Directions: Please enter the number of votes cast on the blank space opposite the name of the candidate. You may cast all of your votes for one candidate or divide your votes among any number of the candidates.

<u>CANDIDATES</u>	(listed alphabetically)
TIM CUMMINGS	
WALTER ERWIN	
SHERRI LAMPKIN	
NATHAN POTTER	<del></del>

Issued under my hand this 27th day of October, 2025.

**CITY OF ENNIS** 

Kathy A. Rodrigue, RPA

Chief Appraiser

Ellis Appraisal District

# Texas Property Tax Code Sec. 6.0301. Board of Directors.

(c) The appraisal district is governed by a board of nine directors. Five directors are appointed by the taxing units that participate in the district in a manner prescribed by Section 6.03. (*This year two members will be appointed to serve a four-year term beginning in 2026. In 2027, three members will be appointed to serve a four-year term beginning in 2028.*) Three directors are elected by majority vote at the general election for state and county officers by the voters of the county in which the district is established. The county assessor-collector serves as an ex officio director.