



ENNIS
TEXAS

The bluebonnet spirit of Texas

PLANNING AND ZONING COMMISSION

OCTOBER 13, 2025



PLANNING AND ZONING COMMISSION MEETING AGENDA

MONDAY, OCTOBER 13, 2025
6:00 P.M.

CITY OF ENNIS CITY HALL
COMMISSION CHAMBERS
107 N. SHERMAN ST.
ENNIS, TEXAS 75119

As authorized by Texas Local Government Code Section 551.071 - this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Ennis reserves the right to re-align, recess, or reconvene the Regular Session or call Executive Session or order of business at any time prior to adjournment.

I. CALL TO ORDER

ROLL CALL
PLEDGE OF ALLEGIANCE
INVOCATION

II. CITIZENS PUBLIC COMMENT PERIOD

The Planning and Zoning Commission invites citizens to address the Commission on any topic not already scheduled for a Public Hearing. Citizens wishing to speak should complete a "Citizen Comment Period" form and present it to staff prior to the meeting. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the Planning and Zoning Commission cannot take action on items not listed on the agenda. However, your concerns may be addressed by City Staff, placed on a future agenda, or responded to by some other course

III. CONSENT AGENDA

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

- a. Approval of the August 25, 2025 Regular Meeting Minutes

IV. INDIVIDUAL ITEMS FOR CONSIDERATION

- a. Conduct a public hearing and 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

City Staff: Jorge Barake, City Planner

- b. 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

City Staff: Erica Stubbs, Senior Planner

V. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Ennis City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.ennistx.gov and said Notice was posted prior to the following date and time: **TUESDAY , OCTOBER 7, 2025 AT 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.

Jorge Barake

Jorge Barake, City Planner
Planning and Development Department

Erica Stubbs

Erica Stubbs, Senior Planner
Planning and Development Department

Planning and Zoning Commission meetings are available to all person regardless of disability. If you require special assistance, please contact the City Secretary at (972) 875-1234 or write to P.O. Box 220 Ennis, TX 75119, at least 48 hours in advance of the meeting.

**MINUTES
CITY OF ENNIS
PLANNING AND ZONING COMMISSION
Monday, August 25, 2025, 6:00 P.M.**

I. CALL TO ORDER

Chairperson Ian Coleman called a Regular Session of the Ennis Planning and Zoning Commission to order Monday, August 25, 2025, at 6:00 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman St, Ennis, Texas 75119.

Senior Planner Erica Stubbs called roll and verified a quorum:

Chairperson Coleman	Present	Commissioner McCauley	Present
Vice-Chairperson Hughes	Present	Commissioner Sacha	Present
Commissioner Estes	Present	Commissioner Snodgrass	Present
Commissioner Garrett	Absent		

The Pledge of Allegiance was recited.

The Invocation was given by **Commissioner McCauley**

II. CITIZENS PUBLIC COMMENT PERIOD

No one spoke

III. CONSENT AGENDA

- a. Approval of the July 28, 2025 Regular Meeting Minutes
Motion by **Commissioner Sacha**; second by **Vice-Chairperson Hughes**; to approve July 28, 2025, regular meeting minutes as submitted.

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

IV. INDIVIDUAL ITEMS FOR CONSIDERATION

- a. Conduct a public hearing to discuss and consider a request for ZONING CHANGE from Agricultural (A) to Corridor Commercial (CC) for an approximately 1.887-acre tract of land situated in the Williamson H. Bundy Survey, Abstract No. 64 and David Rose Survey, Abstract No. 905, City of Ennis, Ellis County, Texas. 4009 Ensign Rd. Portion of Ellis CAD IDs 189871 and 202264.
P&Z Case No.: ZAXA-25-7
Owner: Ralph Evans
Applicant: Triangle Engineering
City Staff: Jorge Barake, City Planner

Chairperson Coleman opened the public hearing at 6:02 pm.

Item presented by **Jorge Barake, City Planner**

Chairperson Coleman closed the public hearing at 6:05 pm.

Motion to approve the request by **Commissioner Snodgrass**; second by **Commissioner Estes**.

Matt Zonker, 351 E Hudson St. Grapevine, TX, was present for questions and confirmed store will be a corporate controlled franchise. Water provider (Rice WSC) clarified. Detention requirements addressed by Assistant Director of Planning, Development and Inspections, Troy Foreman.

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

- b. Conduct a public hearing to discuss and consider a request for ZONING CHANGE from Agricultural (A) to Corridor Commercial (CC) for an approximately 0.194-acre tract of land situated in the David Rose Survey, Abstract No. 905, City of Ennis, Ellis County, Texas. 4211 Ensign Rd. Portion of Ellis CAD ID 138779.
P&Z Case No.: ZAXA-25-9
Owner: Ensign 21, LLC
Applicant: Foresite Group, LLC

Chairperson Coleman opened the public hearing at 6:11 pm

**MINUTES
CITY OF ENNIS
PLANNING AND ZONING COMMISSION
Monday, August 25, 2025, 6:00 P.M.**

Item presented by **Erica Stubbs, Senior Planner**

Chairperson Coleman closed the public hearing at 6:14 pm.

Motion to approve the request by **Commissioner McCauley**; second by **Vice-Chairperson Hughes**.

Discussion and clarification was made regarding Ensign Road improvements and water supplier.

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

V. ADJOURNMENT

With no other business, **Chairperson Coleman** declared the meeting adjourned at approximately 6:17 P.M.

ATTEST:

Jorge Barake, City Planner

APPROVED:

Ian Coleman, Chairperson










Erica Stubbs, Senior Planner



Vicinity Map

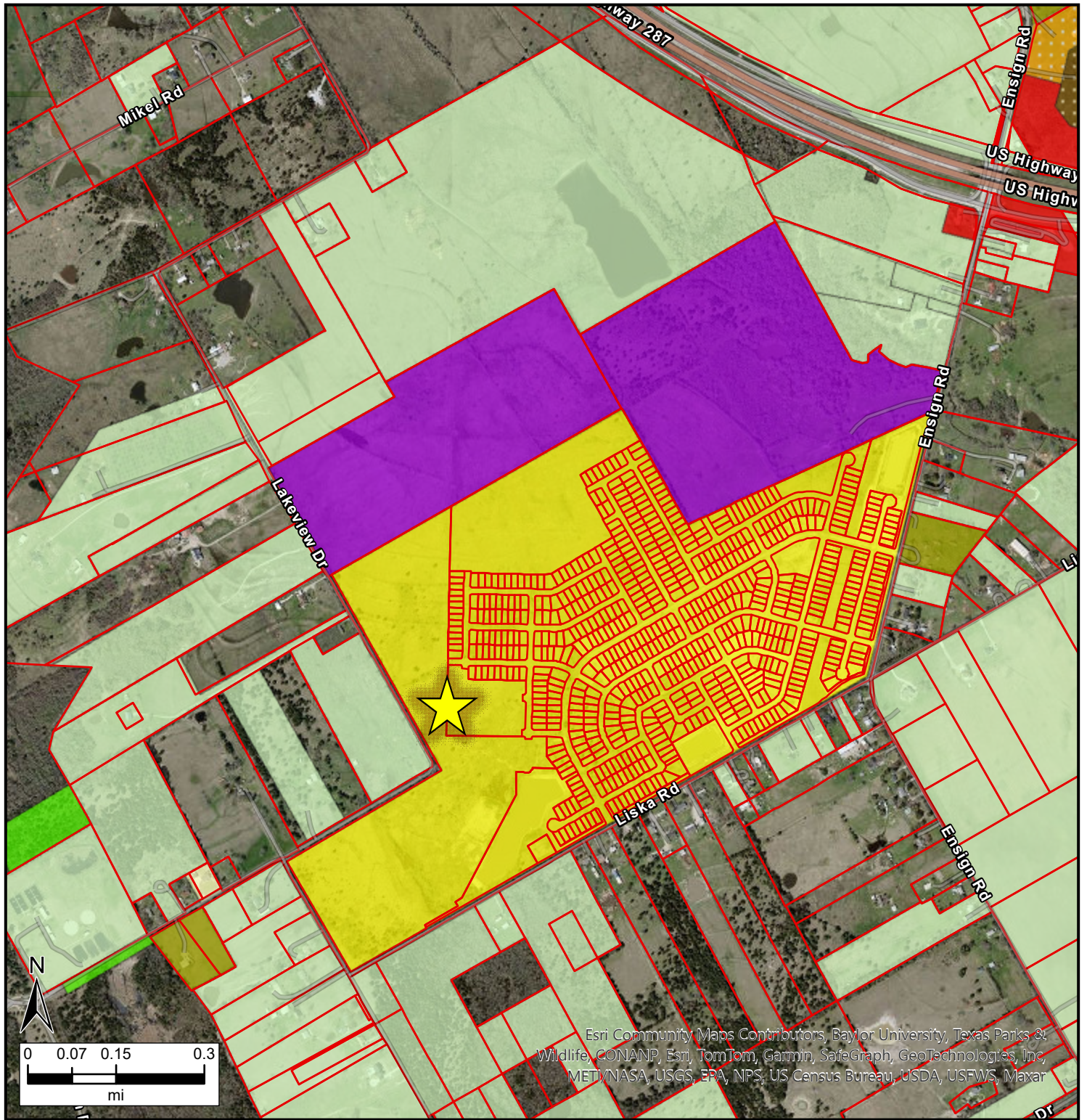


Legend

- | | | | |
|--|------------------------------------|---|--------------------------------------|
|  | Ennis ETJ |  | 0.2% Annual Chance Flood Hazard Area |
|  | Ennis City Limits |  | Profile Baseline |
|  | Other Cities Limits |  | Water Line |
|  | Floodway | | Cross Section |
|  | 1% Annual Chance Flood Hazard Area |  | Base Flood Elevation |



Zoning Map



Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

Legend

Parcels	NC-D Neighborhood Duplex	H-IM Heavy Industrial and Manufacturing
A Agricultural	D Duplex	DT Downtown Core
RE Residential Estate	TH Townhome	DT-T1 Downtown Transition 1
R-10 Single Family Residential 10	MF-1 Multi-Family 1	DT-T2 Downtown Transition 2
R-5 Single Family Residential 5	MF-2 Multi-Family 2	DT-A1 Downtown Approach 1
R-5-Z Single Family Residential 5 Zero Lot Line	MH Manufactured Home	DT-A2 Downtown Approach 2
R-5-PD #5 Single Family Residential 5 Planned Development	C Neighborhood Commercial	IC Institutional and Civic
R-5-PD #7	CC-PD Corridor Commercial Planned Development	PP Public and Parks
NC Neighborhood Conservation	BP Business Park	PD Planned Development
NC-MF1 Neighborhood Multi-Family 1	CC Corridor Commercial	PD-MF-2 Planned Development-Multi-Family Residential District 2
NC-MF2 Neighborhood Multi-Family 2	L-IM Light Industrial and Manufacturing	RMU Regional Mixed Use

Approx. location temporary
concrete batch plant

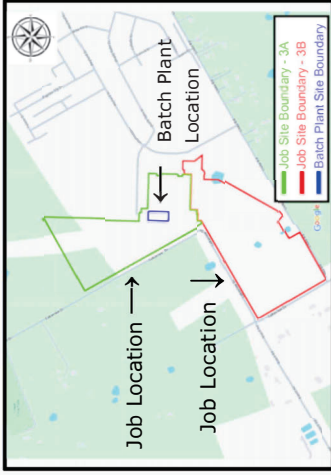
Dobbs Dr

Lakeview Dr

Lakeview Dr



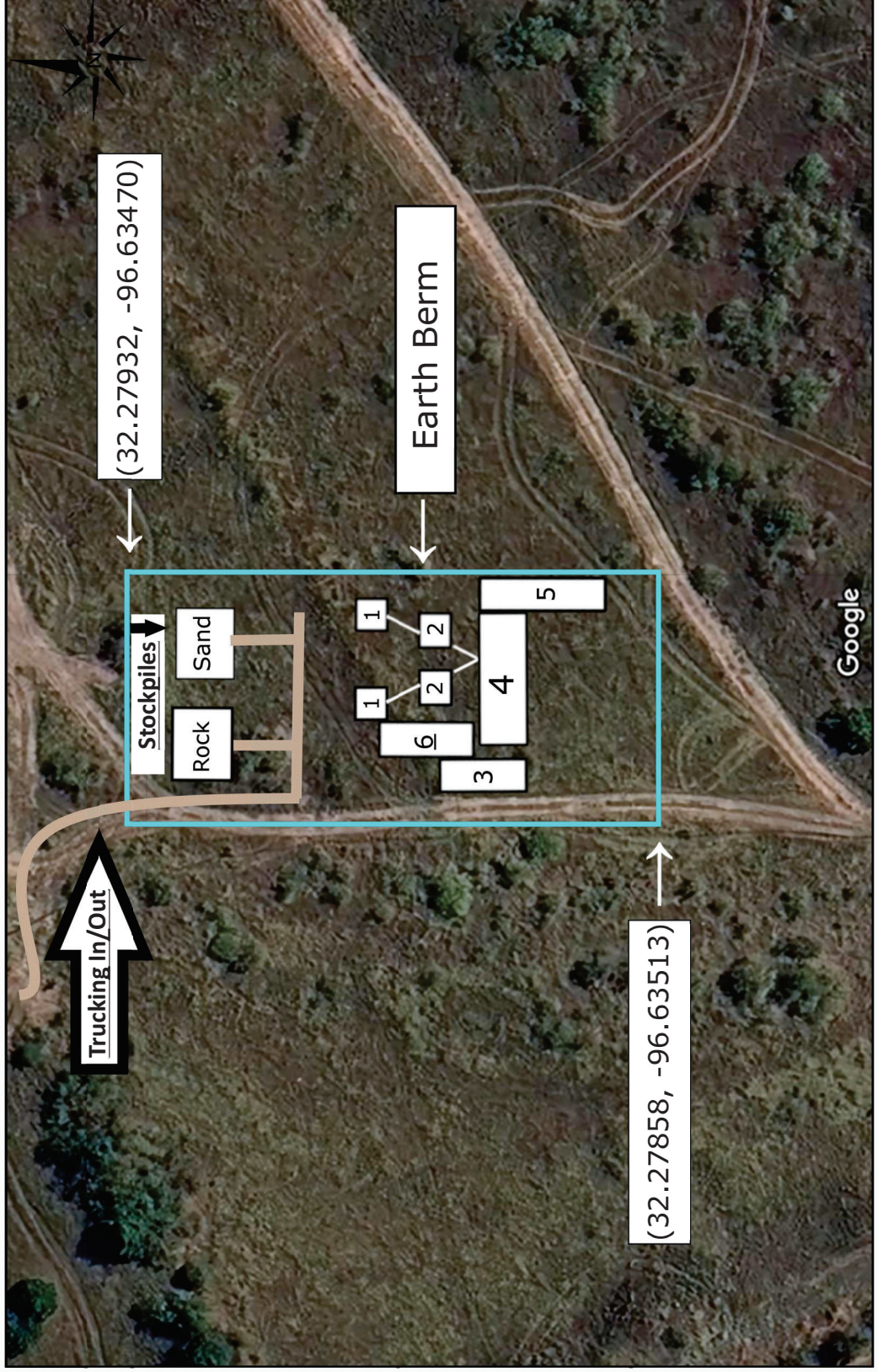
Temporary Batch Plant Layout



- 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



CONCRETE BATCH PLANT
SUPPORTING:
SMITH CONTRACTING INC.

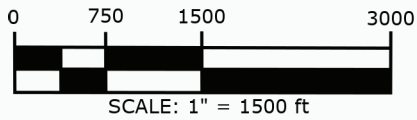
ISSUE:

PRAIRIE VIEW
PHASE 3A & 3B

ISSUE
DATE: 03/19/2025

DRAWN
BY: ASR





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

 = APPROX. LOCATION OF CONCRETE BATCH PLANT



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

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

Traffic Plan



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.



DESCRIPTION OF 0.643 ACRE TRACT OF LAND

BEING a tract of land situated in the Owen Shanno 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.



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

Material Trucking Route: 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

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,

A handwritten signature in cursive script that reads "Bonnie Evridge".

Bonnie Evridge, Manager

Mechanical/Coatings New Source Review Permits Section
Air Permits Division
Texas Commission on Environmental Quality

[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:

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
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	
APIRT RECEIVED PROJECT (DATE)	06/09/2017	

PROJECT RULES:

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

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[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 , EPERMITCustomer 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	Y	N

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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 , EPERMITCustomer 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

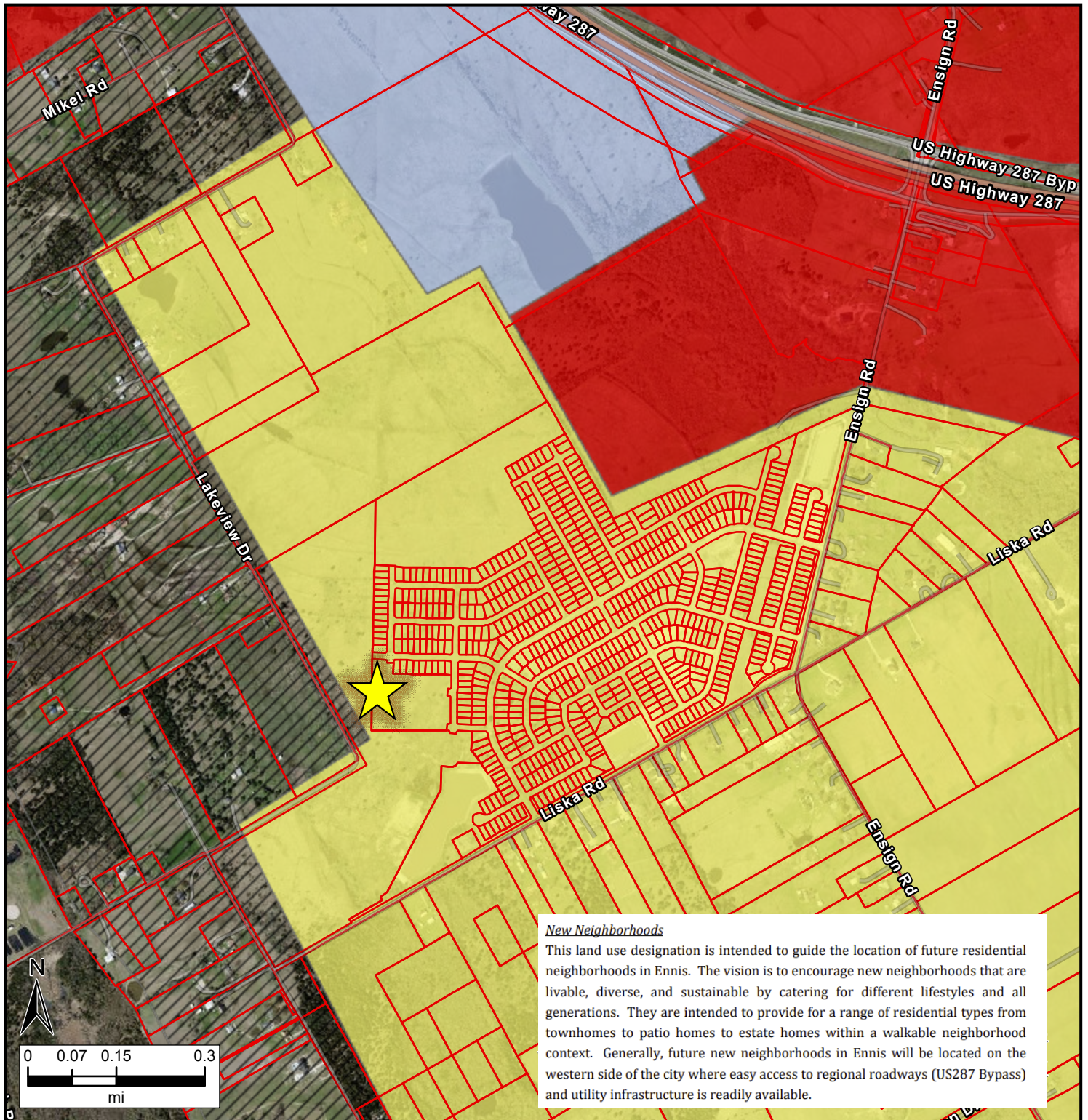
TE Name Start Date Complete Date

PROJECT RULES:

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

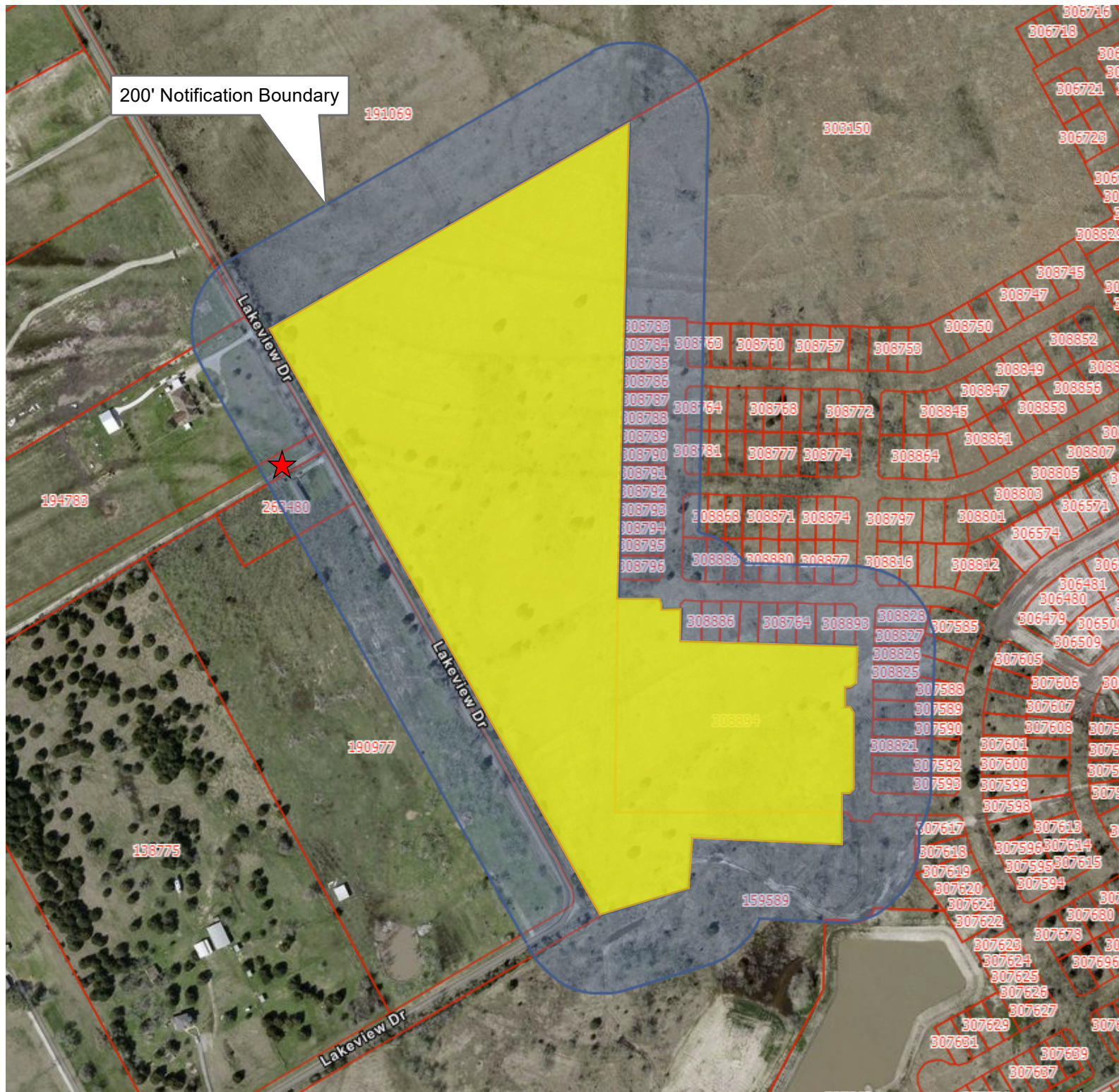
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Future Land Use Plan



Legend

Parcels	Existing Traditional Neighborhoods	New Neighborhoods
Business Park	Industrial	Public-Civic
Cemetery	Industrial Buffer	Regional Commercial
Downtown	Industrial Transition	Rural/AG/Conservation
Existing Neighborhoods	New Lakefront Neighborhoods	



(68) Letters Sent
★ (0) Approvals
★ (1) Protests

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)

**SUP-25-3**

Specific Use Permit
(SUP)

Status: Active

Submitted On: 9/5/2025



Primary Location

O DOBBS DR
ENNIS, TX 75119

Owner

DRP BOOKBINDER
MULTISTATE LLC
1231 GREENWAY DR SUITE
800 IRVING, TX 75038

Applicant

 Clinton Smith
 214-926-7793
 clinton.smith@scipaving.com
 PO Box 278
Royse City, TX 75189

Application Information

Type of Application*

Specific Use Permit

Are you requesting an SUP to operate a temporary batch plant?

Yes

Will water be discharged?

Yes

Subdivision Name* ?

Prarieview Ph 3A/3B

Property Type*

Residential

No. of Lots*

140

Acreage*

28.882

Current Zoning

R-5

Current Use *

None

Are you using an Agent/Representative?*

No

Describe why the request for a SUP*

Temporary concrete batch plant to support paving on Prarieview Ph 3A & 3B

Owner Information**Owner Name***

Lennar Homes of Texas

Owner Street Address*

1707 Market Place Blvd

Owner City, State Zip*

Irving, TX 75063

Owner Telephone*

4692314729

Owner Email*

carlos.moreno@lennar.com

Signature**Applicant Signature***

Clinton Craig Smith

Sep 5, 2025

Attachment Requires

Please see the Development Application Requirements.pdf and for more information on attachment requirements.

Please see the SUP Temp Batch Submittal Requirements.pdf for site plan requirements pertaining to temporary batch plants.

I have read and reviewed the Development Application Requirements*



New Field



No File Uploaded



ZONING APPLICATION REVIEW

CASE NUMBER: _____

Is the request in compliance with the Comprehensive Plan / Land Use Plan? YES NO

Does the request allow the property owner reasonable use of the property? YES NO

Does the request include a Development Agreement? YES NO

EFFECTS OF PROPOSED USE:

HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT MITIGATED BY SOME MEANS?

- | | | | |
|------------------------------|-----|----|-------------|
| • Traffic Congestion: | YES | NO | IN PROGRESS |
| • Noise and Light Pollution: | YES | NO | IN PROGRESS |
| • Air Quality: | YES | NO | IN PROGRESS |
| • Crime: | YES | NO | IN PROGRESS |

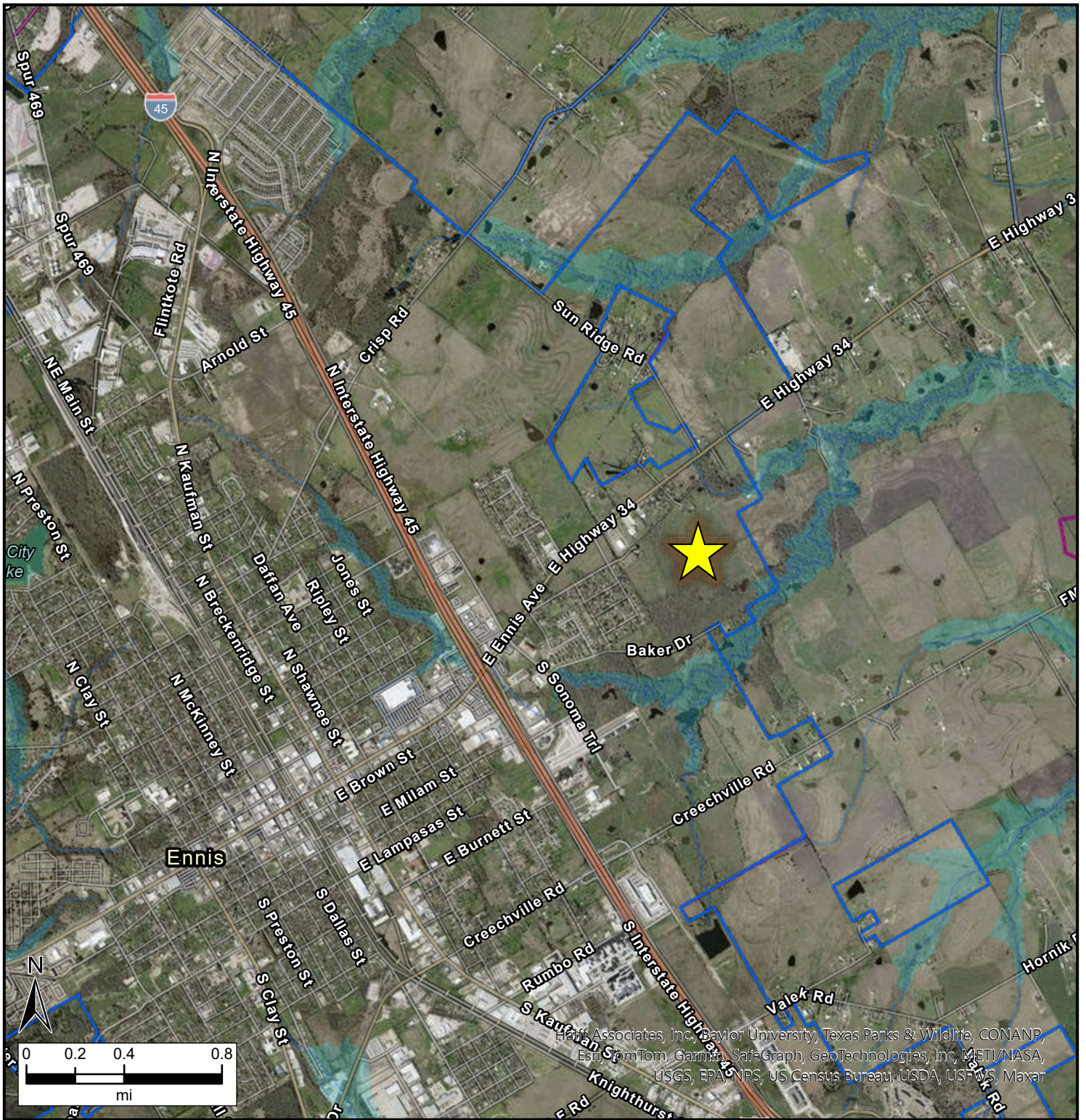
HAS THE IMPACT ON THE FOLLOWING BEEN CONSIDERED AND NEGATIVE IMPACT MITIGATED BY SOME MEANS?

• Water System:	YES	NO	IN PROGRESS
• Wastewater System:	YES	NO	IN PROGRESS
• School District:	YES	NO	IN PROGRESS
• Parks:	YES	NO	IN PROGRESS











STAFF NOTES:

REVIEWED BY: Jorge Barake

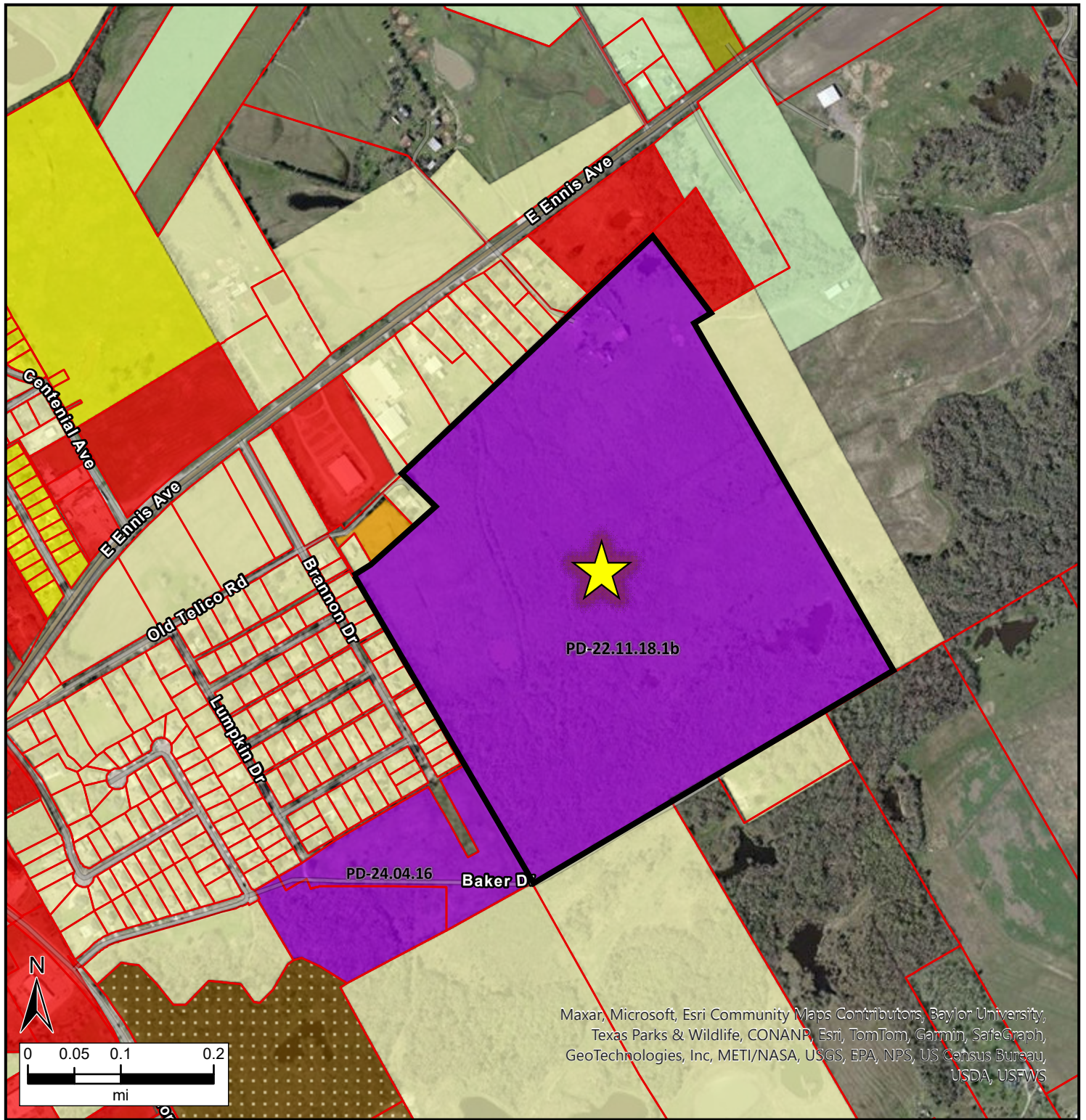
Vicinity Map



Legend

- | | |
|---|--|
|  Ennis ETJ |  0.2% Annual Chance Flood Hazard Area |
|  Ennis City Limits |  Profile Baseline |
|  Other Cities Limits |  Water Line |
|  Floodway |  Cross Section |
|  1% Annual Chance Flood Hazard Area |  Base Flood Elevation |

Zoning Map



Maxar, Microsoft, Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

Parcels	NC-D Neighborhood Duplex	H-IM Heavy Industrial and Manufacturing
A Agricultural	D Duplex	DT Downtown Core
RE Residential Estate	TH Townhome	DT-T1 Downtown Transition 1
R-10 Single Family Residential 10	MF-1 Multi-Family 1	DT-T2 Downtown Transition 2
R-5 Single Family Residential 5	MF-2 Multi-Family 2	DT-A1 Downtown Approach 1
R-5-Z Single Family Residential 5 Zero Lot Line	MH Manufactured Home	DT-A2 Downtown Approach 2
R-5-PD #5 Single Family Residential 5 Planned Development	C Neighborhood Commercial	IC Institutional and Civic
R-5-PD #7	CC-PD Corridor Commercial Planned Development	PP Public and Parks
NC Neighborhood Conservation	BP Business Park	PD Planned Development
NC-MF1 Neighborhood Multi-Family 1	CC Corridor Commercial	PD-MF-2 Planned Development-Multi-Family Residential District 2
NC-MF2 Neighborhood Multi-Family 2	L-IM Light Industrial and Manufacturing	RMU Regional Mixed Use



PD-22.11.18.1b

PD-24.04.16



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.

A handwritten signature in dark ink, appearing to read "Angelina Juvenemann", followed by a horizontal line.

ANGELINE JUENEMANN, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Angie Wade", followed by a horizontal line.

ANGIE WADE, City Secretary



LOTS	
Average	6,466.1
Minimum	5,653.6
Maximum	15,374.6
Mode	5,750.0
Median	6,000.0
OPEN SPACE	
Average	49,040.6
Minimum	3,103.1
Maximum	379,256.8
Median	7,041.5



PINK COLORED LOTS
ALONG THIS BOUNDARY
MINIMUM 30' REAR
SETBACK REQUIRED
AGAINST EXISTING SINGLE
FAMILY HOMES

Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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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

Number+Area (sq. ft. Number												
1	2	3	4	5	6	7	8	9	10	11	12	13
6,923.30	41	7,737.80	81	5,750.00	121	5,750.00	161	6,000.00	201	5,750.00	241	6,000.00
6,923.30	42	8,747.60	82	5,750.00	122	5,750.00	162	6,000.00	202	5,750.00	242	6,000.00
6,923.30	43	9,388.70	83	5,750.00	123	5,750.00	163	6,000.00	203	5,750.00	243	6,000.00
6,923.30	44	10,106.40	84	5,750.00	124	5,750.00	164	6,000.00	204	5,750.00	244	6,000.00
6,923.30	45	10,947.60	85	5,750.00	125	5,750.00	165	6,000.00	205	5,750.00	245	6,000.00
6,923.30	46	11,947.60	86	5,750.00	126	5,750.00	166	6,000.00	206	5,750.00	246	6,000.00
6,923.30	47	13,232.20	87	5,750.00	127	5,750.00	167	6,000.00	207	5,750.00	247	6,000.00
6,923.30	48	14,843.60	88	5,750.00	128	5,750.00	168	6,000.00	208	5,750.00	248	6,000.00
6,923.30	49	16,813.60	89	5,750.00	129	5,750.00	169	6,000.00	209	5,750.00	249	6,000.00
6,923.30	50	19,213.60	90	5,750.00	130	5,750.00	170	6,000.00	210	5,750.00	250	6,000.00
6,923.30	51	22,613.60	91	5,750.00	131	5,750.00	171	6,000.00	211	5,750.00	251	6,000.00
6,923.30	52	27,013.60	92	5,750.00	132	5,750.00	172	6,000.00	212	5,750.00	252	6,000.00
6,923.30	53	32,413.60	93	5,750.00	133	5,750.00	173	6,000.00	213	5,750.00	253	6,000.00
6,923.30	54	38,813.60	94	5,750.00	134	5,750.00	174	6,000.00	214	5,750.00	254	6,000.00
6,923.30	55	46,213.60	95	5,750.00	135	5,750.00	175	6,000.00	215	5,750.00	255	6,000.00
6,923.30	56	54,613.60	96	5,750.00	136	5,750.00	176	6,000.00	216	5,750.00	256	6,000.00
6,923.30	57	64,013.60	97	5,750.00	137	5,750.00	177	6,000.00	217	5,750.00	257	6,000.00
6,923.30	58	74,413.60	98	5,750.00	138	5,750.00	178	6,000.00	218	5,750.00	258	6,000.00
6,923.30	59	85,813.60	99	5,750.00	139	5,750.00	179	6,000.00	219	5,750.00	259	6,000.00
6,923.30	60	98,213.60	100	5,750.00	140	5,750.00	180	6,000.00	220	5,750.00	260	6,000.00
6,923.30	61	111,613.60	101	5,750.00	141	5,750.00	181	6,000.00	221	5,750.00	261	6,000.00
6,923.30	62	126,013.60	102	5,750.00	142	5,750.00	182	6,000.00	222	5,750.00	262	6,000.00
6,923.30	63	142,413.60	103	5,750.00	143	5,750.00	183	6,000.00	223	5,750.00	263	6,000.00
6,923.30	64	160,813.60	104	5,750.00	144	5,750.00	184	6,000.00	224	5,750.00	264	6,000.00
6,923.30	65	181,213.60	105	5,750.00	145	5,750.00	185	6,000.00	225	5,750.00	265	6,000.00
6,923.30	66	203,613.60	106	5,750.00	146	5,750.00	186	6,000.00	226	5,750.00	266	6,000.00
6,923.30	67	228,013.60	107	5,750.00	147	5,750.00	187	6,000.00	227	5,750.00	267	6,000.00
6,923.30	68	254,413.60	108	5,750.00	148	5,750.00	188	6,000.00	228	5,750.00	268	6,000.00</

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

PHASING EXHIBIT

COTTONWOOD CREEK
RANCH
ENNIS, TEXAS

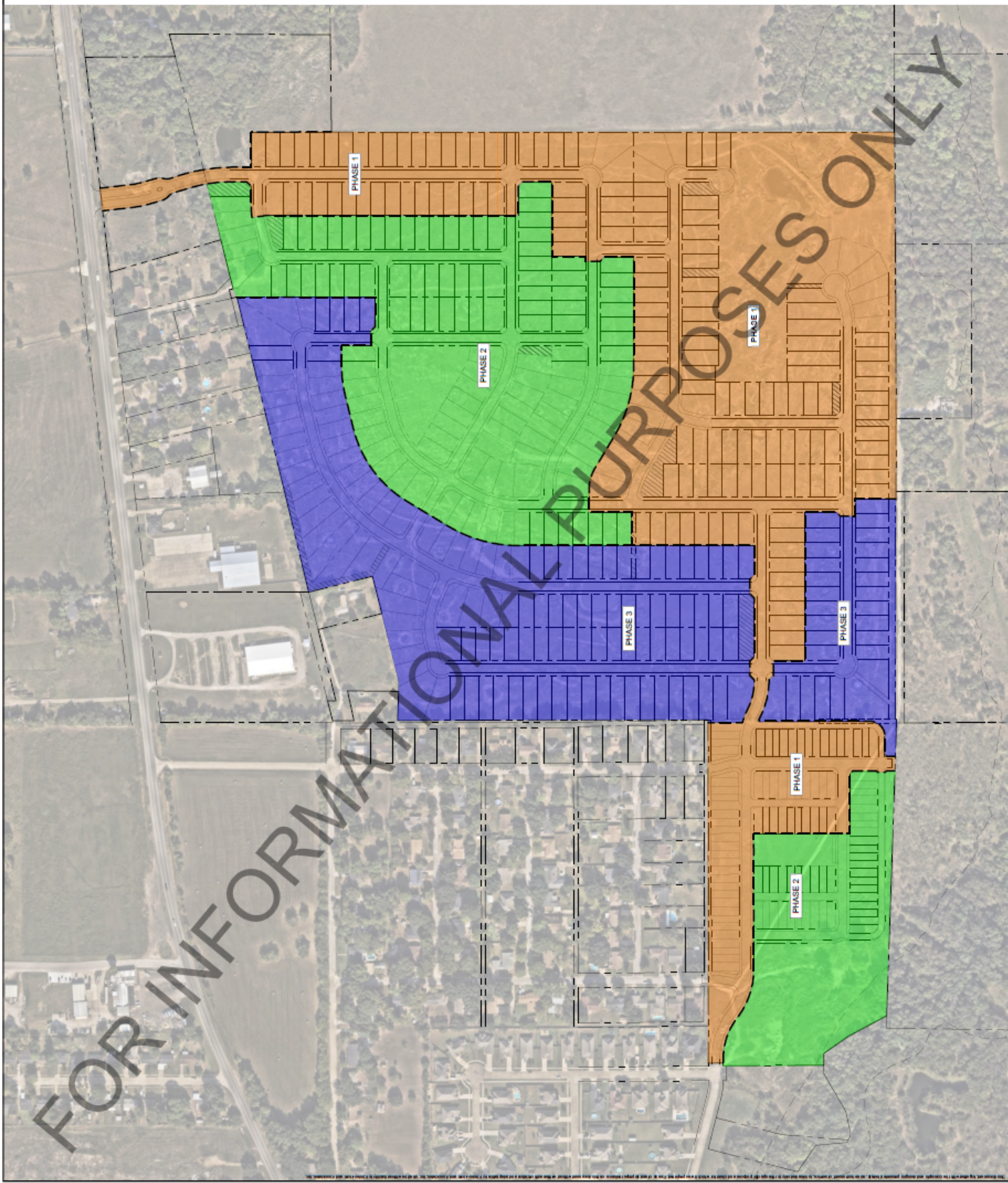
DATE	08/13/2004
APPROVED	
REVISION	
DATE	
BY	



Kimley-Horn
PHASE 1
PHASE 2
PHASE 3
TOTAL

LEGEND

PHASE 1	SF - 163 LOTS
TH - 63 LOTS	
PHASE 2	SF - 123 LOTS
TH - 40 LOTS	
PHASE 3	SF - 155 LOTS
TOTAL	SF - 441 LOTS
	TH - 103 LOTS



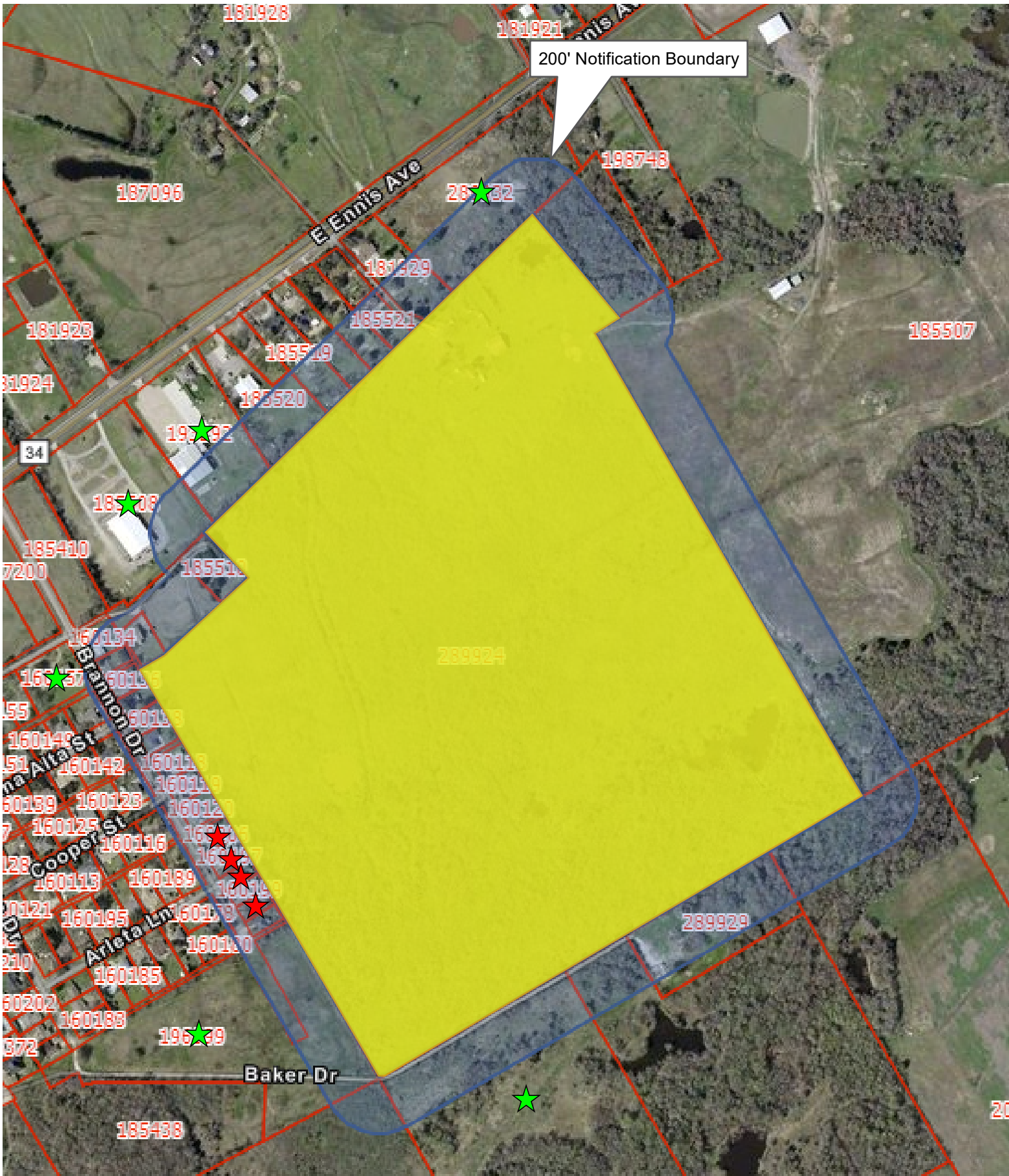
NO. PROJ. SHEET	001318004
DATE	AUGUST 2025
NO. SHEETS	1
DESIGNED BY	NO. 000000000
ENGINEER BY	NO. 000000000
CHECKED BY	NO. 000000000
DATE	NO. 000000000



Kimley-Horn
1000 N. W. 10th St., Suite 100, Ennis, TX 79024
PH: 817.326.1111 FAX: 817.326.1112
WWW.KIMLEY-HORN.COM TX-000000000

NO.	REVISIONS
DATE	
BY	





- ★ (40) Letters Sent
- ★ (6) Approvals
- ★ (4) Protests



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 (minimum) 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)
A	5,500 - 5,999 SF	222	220	-2
B	6,000 - 6,999 SF	142	139	-3
C	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



DEV-25-12

Development

Application

Status: Active

Submitted On: 8/28/2025

Primary Location

201 HASKOVEC LN

ENNIS, TX 75119

Owner

RM2 DEVELOPMENTS LLC

Applicant



Ragen Martinek



Application Information

Type of Application*

Concept Plan

Subdivision Name* ?

Cottonwood Creek Ranch

Property Type*

Residential

No. of Lots*

441

Acreage*

96.312

Current Zoning*

PD - Planned Development District

Current Use *

Undeveloped

Are you using an Agent/Representative?*

No

Describe the proposed use*

Submitted application is for Planned Development amendment and Concept Plan amendment.

Planned Development PD-22.11.18.1b and Concept Plan originally approved on Feb. 7, 2023 by Ord. 23-0207-G4

Will you be using a Temporary Concrete Batch
Plant? (Requires a Specific Use Permit)*



No

Owner Information

Owner Name*

RM2 Developments

Owner Street Address*

Owner City, State Zip*

Ennis, Texas, 75119

Owner Telephone*

Owner Email*

Signature

Applicant Signature*



Ragen Martinek

Aug 28, 2025

 P&Z Hearing Date

—

 City Commission Hearing Date

—
