



**PLANNING AND ZONING  
COMMISSION AGENDA  
MONDAY, JUNE 8, 2026  
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.**

**A. CALL TO ORDER**

- Roll Call
- Pledge of Allegiance
- Invocation

**B. CITIZEN 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.*

**C. CONSENT ITEMS**

*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.*

C.1. Approval of the May 11, 2026 Regular Meeting Minutes.

[2026 05 11 P&Z Meeting Minutes](#)

**D. PUBLIC HEARING**

D.1. Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Agricultural (A) and Single-Family Residential District – 10 (R-10) to Planned Development (PD) for an approximately 124.289-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.

P&Z Case No.: ZAXA-26-6

Owner: Land of Tranquility LLC

Applicant: Chad Adams, Oakhull Investments LLC

[ZAXA-26-6](#)

**E. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION**

E.1. Consider approving a FINAL PLAT for the Sonoma Trail Retail Addition consisting of 2 commercial lots and measuring approximately 2.66 acres, located in the Thomas Havens Survey, Abstract No. 489, City of Ennis, Ellis County, Texas. Generally located in the 300 to 400-Block of N Sonoma Trl. Ellis CAD ID 185436.

P&Z Case No.: PLAT-26-11

Owner: Sonoma Trail 45 LLC

Applicant: Vasquez Engineering LLC

[PLAT-26-11](#)

F. 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](http://www.ennistx.gov) and said Notice was posted prior to the following date and time: **TUESDAY, JUNE 2, 2026 AT 5:00 P.M.** and will remain posted for at least two hours after said meeting was convened.

*Jorge Barake*

Jorge Barake, City Planner  
Community Health and Development Department

*Erica Stubbs*

Erica Stubbs, Senior Planner  
Community Health and Development Department

**Planning and Zoning Commission Meetings are available to all persons regardless of disability. If you require special assistance, please contact the City of Ennis at (972) 875-1234 ext. 2236 or write to: PO Box 220, Ennis, TX 75120, at least 48 hours in advance of the meeting.**

PLANNING AND ZONING COMMISSION  
**AGENDA SUMMARY FORM**



**To:** Planning and Zoning Commission  
**Subject:** Approval of the May 11, 2026 Regular Meeting Minutes.  
**Meeting:** PLANNING AND ZONING COMMISSION - 08 Jun 2026  
**Department:** Planning & Development  
**Staff Contact:** Jorge Barake, Planner

**BACKGROUND INFORMATION:**

Minutes for the May 11, 2026 Regular Meeting are submitted for Planning and Zoning Commission's review and approval.

**ATTACHMENTS:**

[2026 05 11 P&Z Meeting Minutes](#)

**MINUTES  
CITY OF ENNIS  
PLANNING AND ZONING COMMISSION  
Monday, May 11, 2026, 6:00 P.M**

**A. CALL TO ORDER**

Chairperson Ian Coleman called a Regular Session of the Ennis Planning and Zoning Commission to order Monday, May 11, 2026, 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    | Present |                        |         |

The Pledge of Allegiance was recited.

The Invocation was given by **Vice-Chairperson Hughes**

**B. CITIZEN PUBLIC COMMENT PERIOD**

No one from the public spoke.

**C. CONSENT ITEMS**

C.1 Approval of the April 27, 2026 Regular Meeting Minutes

Motion by **Vice-Chairperson Hughes**; second by **Chairperson Snodgrass** to approve the April 27, 2026, regular meeting minutes as submitted.

A vote was cast, 7 in favor, 0 against. Motion adopted.

**D. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION**

D.1 Consider approving a FINAL PLAT for the Seven Eleven Ensign Addition consisting of 1 commercial lot and measuring approximately 1.887 acres, located 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 ID 189871.

P&Z Case No.: PLAT-26-8  
Owner: VRE Ensign 7E LLC  
Applicant: Triangle Engineering

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

The applicant, Keyur Rathod with Triangle Engineering, was available for questions.

Motion to approve the item as presented by **Commissioner Garrett**; second by **Commissioner McCauley**.

**Commissioner Sacha** commented on the proposed secondary driveway from the US-287 access road from the existing drive approach.

A vote was cast. 7 in favor, 0 against. Motion adopted.

**E. ADJOURNMENT**

With no other business, **Chairperson Coleman** declared the meeting adjourned at approximately 6:07 P.M.

ATTEST:

APPROVED:

\_\_\_\_\_  
Erica Stubbs, Senior Planner

\_\_\_\_\_  
Ian Coleman, Chairperson

\_\_\_\_\_  
Troy Foreman, Assistant Director



# PLANNING AND ZONING COMMISSION AGENDA SUMMARY FORM



**To:** Planning and Zoning Commission

**Subject:** Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Agricultural (A) and Single-Family Residential District – 10 (R-10) to Planned Development (PD) for an approximately 124.289-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.  
P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC

**Meeting:** PLANNING AND ZONING COMMISSION - 08 Jun 2026

**Department:** Planning & Development

**Staff Contact:** Erica Stubbs, Senior Planner

## BACKGROUND INFORMATION:

The subject 124.298-acre property is located at 2200 Country Club Road and is currently split zoned Agricultural (A) and Single-Family Residential-10 (R-10). The applicant requests a zoning change to Planned Development (PD) for the development of a rural estate style subdivision comprised of 86 single-family residential lots and named "Tranquility Subdivision".

The Future Land Use Plan designates the property for "New Neighborhoods".

The property is situated between fully developed residential subdivisions to the north (Casa Linda Subdivision, R-5), south (Sunset North Addition, R-10) and east (Bluebonnet Hills Estates, R-10). The western property boundary abuts the floodplain.

The request for Planned Development (PD) zoning also includes a concept plan as required by sections 3.3.1 (table 3.3-1) and 3.3.4 of the Unified Development Ordinance (UDO). The concept plan allows for review of various development-related aspects, including proposed major street patterns; land use and development patterns and trends; environmental issues and constraints; development character and design standards; conformance to the Comprehensive Plan, the PD regulations, the UDO, and other applicable plans and guidelines; and the property's relationship to adjoining areas. Review of a concept plan also assists the city in evaluating the possible impacts of the proposed development in terms of provision of essential public facilities and services, respecting and preserving important natural features and the environment, provision of open space and recreational opportunities, and protecting the general health, safety and welfare of the community.

D.1.

The proposed concept plan for the Tranquility Subdivision consists of 86 single-family residential lots, 1 common area lot and 2 linear lots reserved for entry features, monuments and signage. The average single-family lot size in the subdivision is 1.29 acres. Minimum single-family lot size is 1 acre and maximum single-family lot size is 3.23 acres.

Gross density of the proposed Tranquility Subdivision is .69 dwelling units per acre.

Net density is .78 dwelling units per acre.

The proposed lot development standards align with the Residential Estate (RE) zoning district with the exception of the minimum gross living area.

The proposed minimum home size in the Tranquility Subdivision is 2,200 square feet, well above the 1,200 square feet required by the UDO. Each dwelling shall have a minimum 2-car garage and be side or rear facing, no garages will be permitted along the primary street facade. Facade materials specified in the PD standards require a minimum of 80% brick, stone/ manufactured stone, fiber cement board or stucco on each facade. No conceptual images of homes were submitted with the application as required by UDO section 3.3.4(4)(b)(iii)(2).

Accessory structures shall be permitted including agricultural buildings. No size restrictions are placed on accessory structures per the PD standards. Accessory structures are permitted to be 25-feet in height compared to 24-feet as specified by the UDO. In addition, there is no limit to the number of accessory structures permitted on each lot.

Home sales prices are anticipated in the range of \$650,000 - \$800,000 and possibly higher based upon similar developments in Ellis County. Estimated home prices are not inclusive of the property.

No specific details have been provided regarding the 1.27 acre common area lot located adjacent to Stephen F. Austin Elementary School. In addition, no amenities are proposed for this subdivision.

A minor collector street is indicated on the concept plan per the City's adopted thoroughfare plan. This is designated as "Street A" connecting Country Club Rd to Bluebonnet Hills Drive.

All local streets throughout the subdivision terminate in cul-de-sacs. Topography of the property is a limiting factor for street connectivity within the subdivision.

In accordance with UDO Section 9.4.1 (5)(b)(2) the maximum permitted block length is 1,200 feet and limited to a maximum of 12 lots. The concept plan deviates from this standard, with 15 lots served by street "EA".

Proposed street construction standards fall below the standards as specified in the Ennis Infrastructure Design Standards.

Minor Collector (Street A) -

Proposed: 60-foot right-of-way, 37-foot wide paving, 6-inches reinforced concrete on 6-inches lime stabilized subgrade, no curb and gutter

Infrastructure Design Standards: minimum 60-foot right-of-way, minimum 37-foot wide paving (back of curb to back of curb), 7-inches reinforced concrete on 8-inches lime stabilized subgrade, 6-inch integral stand up curbs

Local streets -

Proposed: 60-foot right-of-way, 30-foot wide paving, 6-inches reinforced concrete on 6-inches lime stabilized subgrade, no curb and gutter

Infrastructure Design Standards: minimum 50-foot right-of-way, minimum 30-foot wide paving (back of curb to back of curb), 6-inches reinforced concrete on 6-inches lime stabilized subgrade, mountable/laydown curb and gutter or 6-inch integral stand up curbs

D.1.

A traffic impact analysis (TIA) or traffic impact worksheet has not been submitted per UDO section 3.3.4(4)(b)(x).

Drainage is proposed to be addressed through open ditches on both sides of each street. The City may be responsible for maintenance of the ditches depending on the location of the ditches. If located in the right-of-way accepted by the City, maintenance will be the responsibility of the City. If located in an easement on the individual properties, maintenance will be the responsibility of the Homeowner's Association (HOA).

4-foot wide sidewalks on one (1) side of the street are proposed. The submitted concept plan does not indicate the locations of sidewalks. Concept Plans are required to indicate Major internal circulation systems, locations of roadways, locations of trails, trail amenities, bicycle paths, etc. (ref. UDO Sec. 3.3.4 (4) (b))

Although the UDO does not require sidewalks abutting residential lots one-acre or larger, the request is for Planned Development (PD) zoning. Planned Development zoning districts fall under the umbrella of Special Zoning Districts the UDO describes as having "pedestrian-friendly and walkable environments". (ref. UDO Sec. 4.5).

Wastewater is proposed to be served through individual, lot-level aerobic on-site sewage facilities (OSSF) in lieu of connecting to the City's wastewater system. This will require the applicant to file an appeal to City Commission for consideration to install OSSF on the residential lots due to the property's proximity to an organized sewage system. (ref. Ennis Code of Ordinances Sec. 18-407). The effect of Accessory Dwelling Units (ADUs) on OSSF will need to be considered.

The proposed subdivision perimeter fencing falls below the standards specified in UDO Section 7.3.4(2)(a).

Proposed subdivision perimeter fencing: 6-foot high wood privacy fencing, constructed section by section as each home is built

UDO standards subdivision perimeter fencing: 6-feet to 8-feet high, 100% masonry or any other sustainable material with more than a 30-year life expectancy, low maintenance materials and complemented with landscaping where appropriate. Prohibited materials: chain link, vinyl and wood. Fencing is required to be completely installed for the boundary prior to the issuance of a building permit.

Applicable City standards, existing topographic contours, demographic and housing market characteristics are attached to this report for reference and informational purposes.

Notification letters were sent to the eighty (80) surrounding property owners within 200 feet. Zero (0) approvals and twenty one (21) protests were returned.

#### **ATTACHMENTS:**

[ZAXA-26-6 Application](#)

[ZAXA-26-6 Letter of Intent](#)

[ZAXA-26-6 Vicinity Map](#)

[ZAXA-26-6 Aerial Map](#)

[ZAXA-26-6 Current & Proposed Zoning](#)

[ZAXA-26-6 Future Land Use Plan](#)

[ZAXA-26-6 Zoning Exhibit](#)

[ZAXA-26-6 Concept Plan](#)

[ZAXA-26-6 Development Standards](#)

D.1.

[ZAXA-26-6 Referenced City Standards](#)

[ZAXA-26-6 2ft Contours](#)

[ZAXA-26-6 Demographic Profile 1mi radius](#)

[ZAXA-26-6 Housing Market Characteristics 1mi radius](#)

[ZAXA-26-6 200ft Buffer](#)

[ZAXA-26-6 200ft Buffer Responses](#)

**Record No: ZAXA-  
26-6**

Zoning Change Application

Status: Active

Submitted On: 4/21/2026


**Primary Location**

2200 COUNTRY CLUB RD  
ENNIS, TX 75119

**Owner**

LAND OF TRANQUILITY LLC

**Applicant**

 Chad Adams



### Application Information

**Applicant Name\***

Chad Adams

**Type of Application\***

Zoning

**Subdivision Name**

**Property Type**

Residential

**No. of Lots\***

86

**Acreage\***

124.289

**Current Use\***

AG

**Proposed Use\***

Residential

**Current Zoning\***

Split Zoned

**Proposed Zoning\***

PD - Planned Development District

**Water/Sewer Service \* **

OSSF

**Are you using an Agent/Representative?\***

No

**Reason for Request\***

We are submitting a zoning change request to construct a residential neighborhood development.

D.1.

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



No

Will you be requesting a Public Improvement District (PID)?  
\*

No

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## Owner Information

Owner Name

Mike French

Owner Street Address

Owner City, State Zip

Owner Telephone

Owner Email

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## Signature

Applicant Signature\*

Chad Adams  
Apr 21, 2026

Planning and Zoning Hearing Date

06/08/2026

City Commission Hearing Date

07/21/2026

If applying for a Planned Development (PD), please check here that you have read, reviewed and understood the Guidelines below\*



Please see the Planned Development Guidelines.pdf for more information on the Guidelines.

### Tranquility Estates, Ennis, Texas

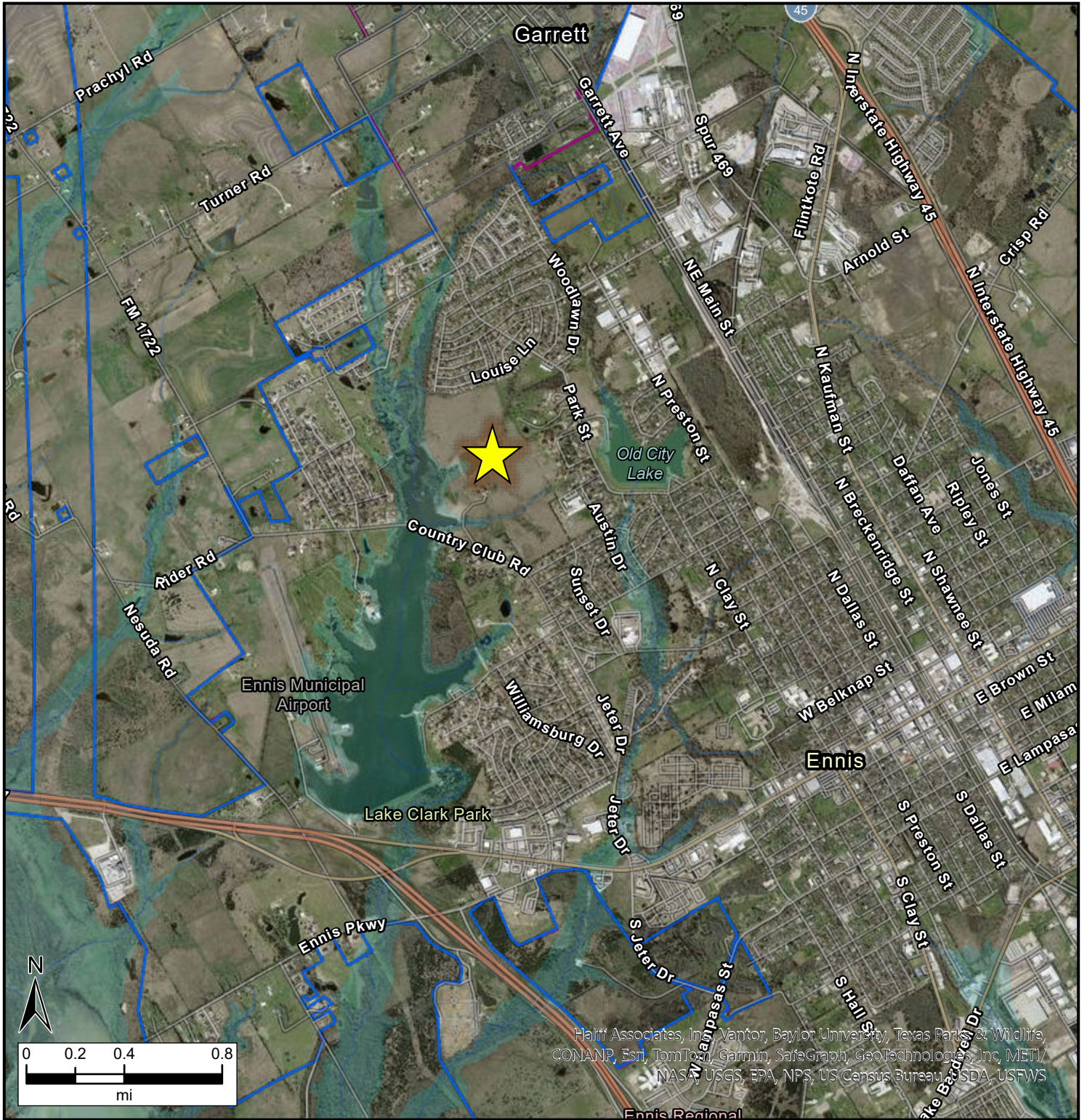
Oakhull Investments, LLC is pleased to present Tranquility Estates, a residential development opportunity located within the city of Ennis, Texas. This thoughtfully planned ±1 acre residential project is designed to deliver high-quality living in a peaceful, low-density setting while remaining well connected to the broader Dallas–Fort Worth Metroplex.

Tranquility Estates is situated in Ennis, just 30 minutes south of Dallas and approximately 11 minutes from Waxahachie, offering residents the ideal balance of small-town charm and metropolitan accessibility. The development emphasizes privacy, open space, and community-oriented living—an increasingly desirable lifestyle choice for homeowners seeking tranquility without sacrificing convenience. **This neighborhood will offer move-up homes tailored to stable, higher-income buyers seeking long-term value.**

The City of Ennis benefits from exceptional regional connectivity, positioned at the crossroads of Interstate 45, US Highway 287, and US Highway 34. As part of the dynamic Dallas–Fort Worth Metroplex, Ennis provides access to a strong employment base, quality healthcare, educational opportunities, and essential services, while maintaining lower density, reduced traffic, and a more relaxed pace of life compared to core urban markets.

Ellis County continues to experience significant population and economic growth, ranking among the fastest-growing counties in the nation. Its affordability, strategic location, and expanding infrastructure make it an increasingly attractive destination for residential development. Tranquility Estates is well positioned to benefit from these favorable market fundamentals, offering long-term value supported by sustained demand for thoughtfully designed residential communities in Ennis.

# Vicinity Map



## Legend

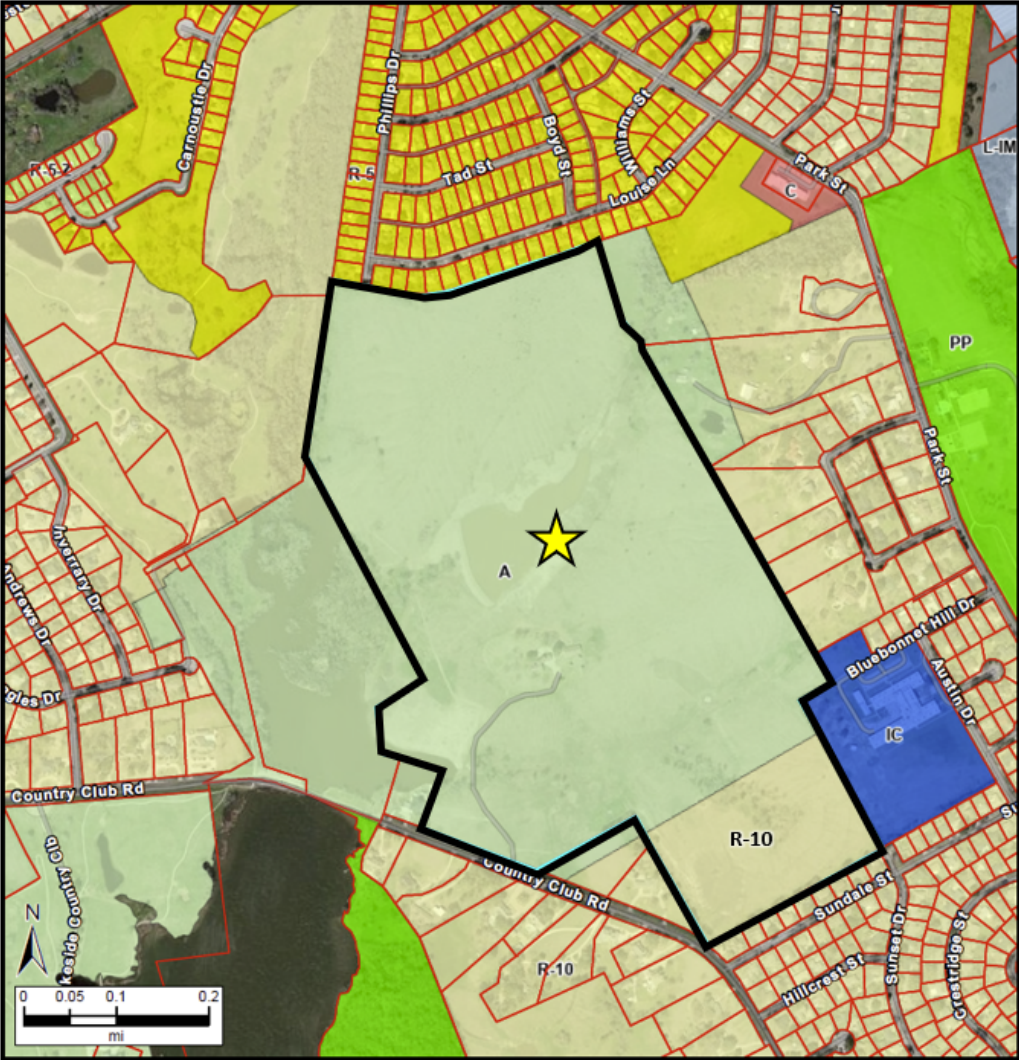
- Ennis ETJ
- Ennis City Limits
- Other Cities Limits
- Floodway
- 1% Annual Chance Flood Hazard Area
- 0.2% Annual Chance Flood Hazard Area
- Profile Baseline
- Water Line
- Cross Section
- Base Flood Elevation

Halff Associates, Inc., Vantor, Baylor University, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

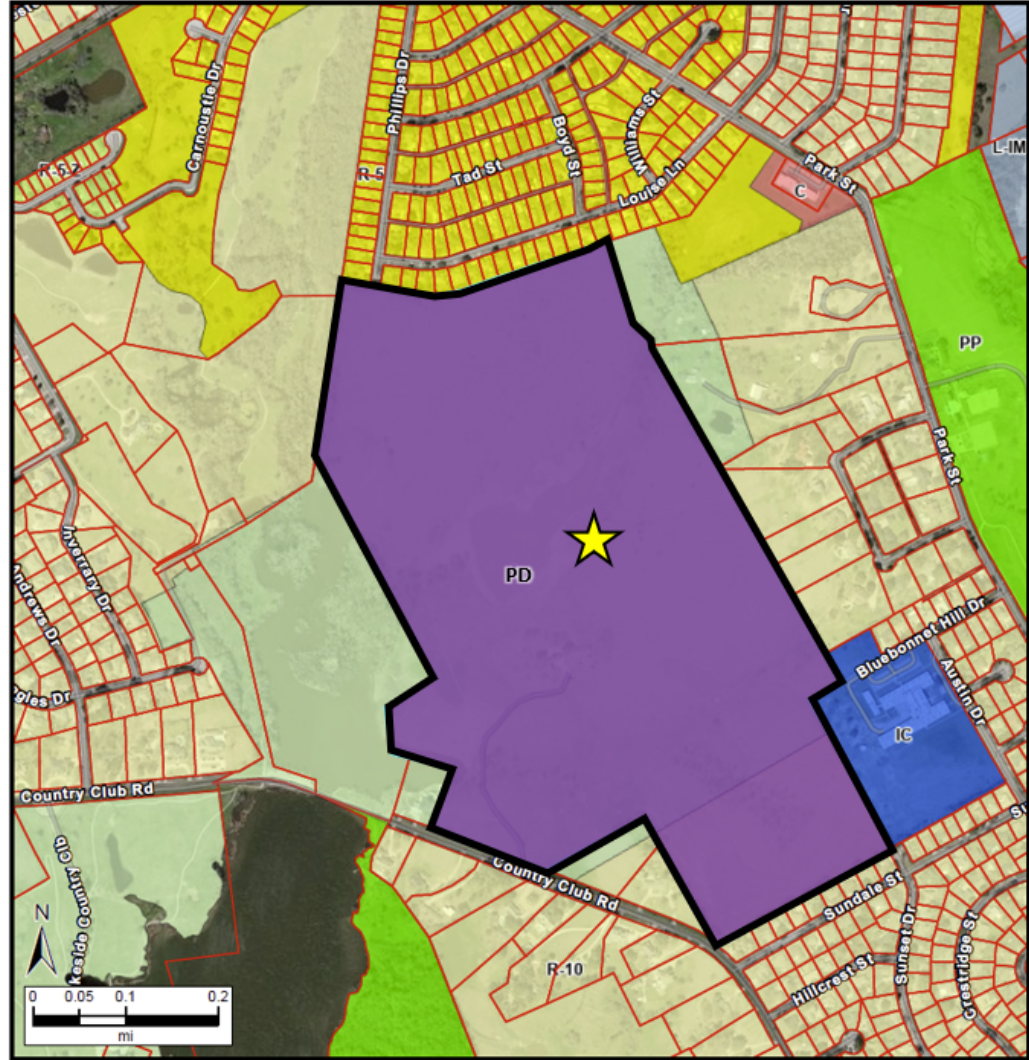




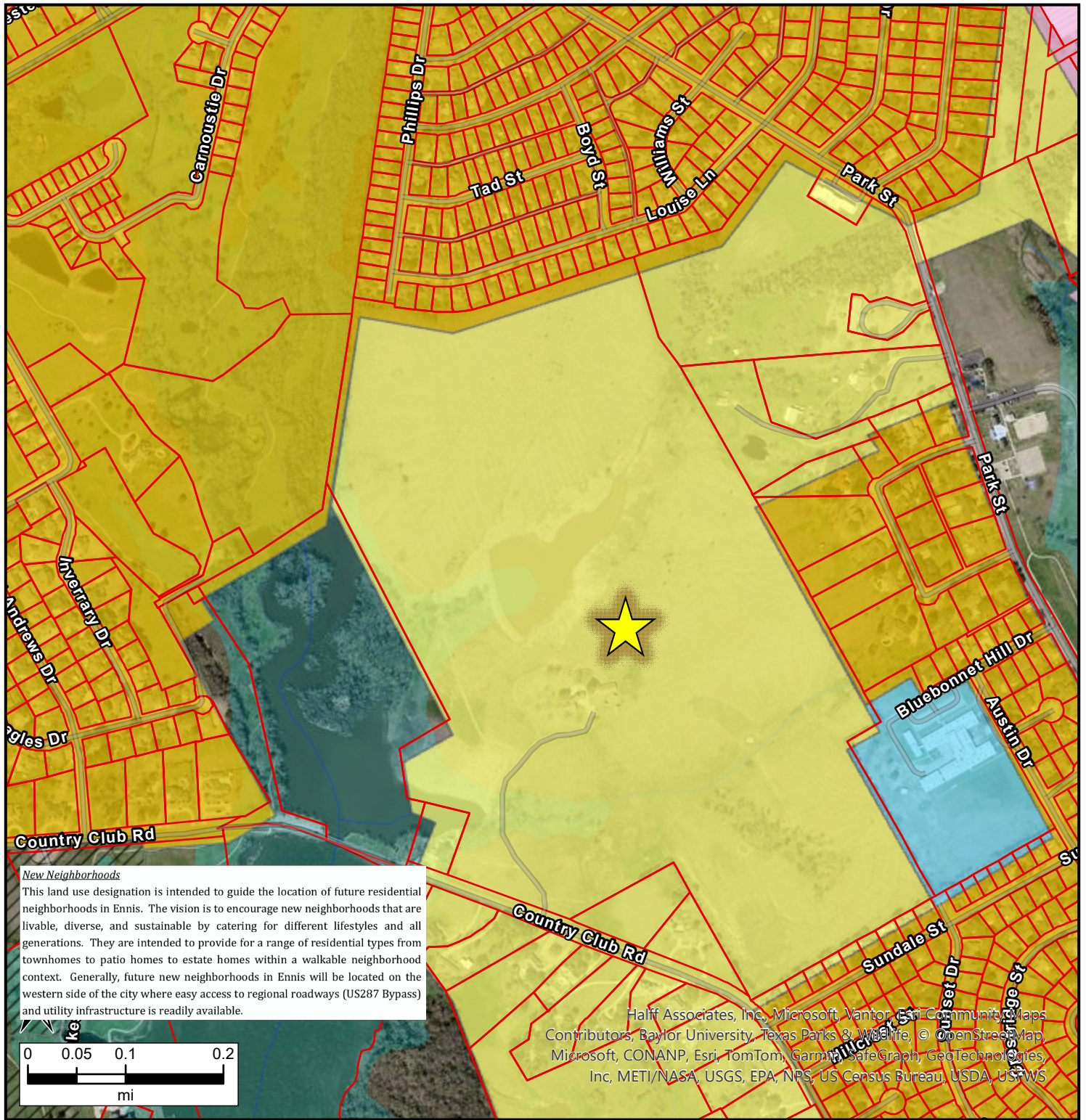
Current Zoning



Proposed Zoning



# Future Land Use Plan



## Legend

- |                                    |                             |                                      |
|------------------------------------|-----------------------------|--------------------------------------|
| Parcels                            | Industrial Buffer           | Floodway                             |
| Business Park                      | Industrial Transition       | 1% Annual Chance Flood Hazard Area   |
| Cemetery                           | New Lakefront Neighborhoods | 0.2% Annual Chance Flood Hazard Area |
| Downtown                           | New Neighborhoods           | Profile Baseline                     |
| Existing Neighborhoods             | Public-Civic                | Water Line                           |
| Existing Traditional Neighborhoods | Regional Commercial         | Cross Section                        |
| Industrial                         | Rural/AG/Conservation       | Base Flood Elevation                 |



LEGAL DESCRIPTION:

BEING all that parcel of land located in the City of Ennis, Ellis County, Texas and being a part of the William Garrett Survey, Abstract Number 382, a part of the John Holt Survey, Abstract Number 452, a part of the John F Reagor Survey, Abstract Number 931 and a part of the BF Reagor Survey, Abstract Number 943, and being a part of that called 125.40 acre tract of land described in deed to Fallen Family Limited Partnership recorded in Volume 2615, Page 533, Deed Records Ellis County, Texas and being further described as follows:

COMMENCING at a one inch iron pipe found at the southerly west corner of said 125.40 acre tract of land, said point being at the south corner of that called 0.7295 acre tract of land described in deed to Michael B. French and wife, Shelli L. French recorded in Volume 2308, Page 1016, Deed Records Ellis County, Texas, said point being at the southerly west corner of that called 0.6002 acre tract of land described in deed to Michael French and Shelli French recorded in Volume 2767, Page 1018, Deed Records Ellis County, Texas and said point being in the northeasterly right-of-way line of Country Club Road (Farm-to-Market Highway No. 1722, an 80' right-of-way);

THENCE South 70 degrees 19 minutes 27 seconds East, 10.61 feet along the northeasterly right of way line of Country Club Road to a one-half inch iron rod with cap stamped "3B" set at the south corner of said 0.6002 acre tract of land and being the POINT OF BEGINNING of this tract of land;

THENCE North 18 degrees 20 minutes 49 seconds East, 299.30 feet to a one-half inch iron rod with cap stamped "3B" set at the east corner of said 0.6002 acre tract of land;

THENCE North 77 degrees 28 minutes 43 seconds West, 206.52 feet to a one-half inch iron rod with cap stamped "3B" set at the north corner of said 0.6002 acre tract of land, said point being in the southwesterly line of said 125.40 acre tract of land and said point being in the easterly line of Lake Clark;

THENCE along the southwesterly line of said 125.40 acre tract of land and along the easterly line of Lake Clark as follows:

North 71 degrees 07 minutes 33 seconds West, 120.71 feet to a one-half inch iron rod with cap stamped "3B" set for corner;

North 11 degrees 23 minutes 33 seconds West, 203.98 feet to a one-half inch iron rod with cap stamped "3B" set for corner;

North 59 degrees 29 minutes 08 seconds East, 280.22 feet to a one-half inch iron rod with cap stamped "3B" set for corner;

North 30 degrees 30 minutes 52 seconds West, 1,095.82 feet to a two and one-half inch iron pipe found at the west corner of said 125.40 acre tract of land and being at the southerly east corner of that called Tract Two, a 21.405 acre tract of land described in deed to Jones/Lakeside, L.L.C. recorded in Volume 1815, Page 1654, Deed Records Ellis County, Texas;

THENCE North 06 degrees 23 minutes 54 seconds East, 976.32 feet along the northwesterly line of said 125.40 acre tract of land to a one-half inch iron rod with cap stamped "3B" set in the southeasterly line of that called Tract I, a 63.1580 acre tract of land described in deed to Jones/Lakeside, L.L.C. recorded in Volume 1505, Page 187, Deed Records Ellis County, Texas;

THENCE South 80 degrees 51 minutes 37 seconds East, 482.56 feet to a concrete monument found at the south corner of Lot 3, Block 14, Casa Linda Addition, Section 13, Phase 1, an addition to the City of Ennis, Texas recorded in Cabinet D, Slide 305, Plat Records Ellis County, Texas;

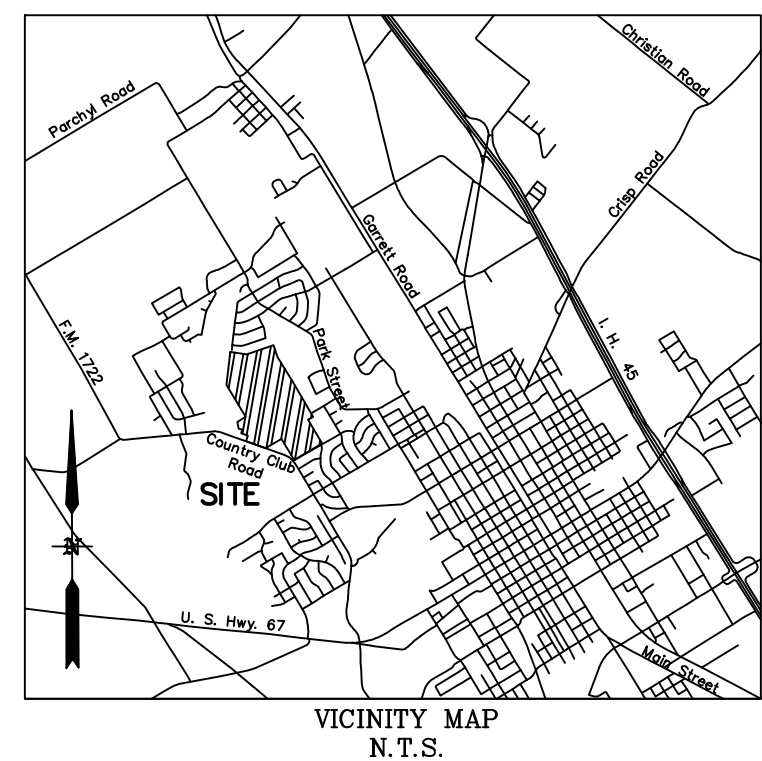
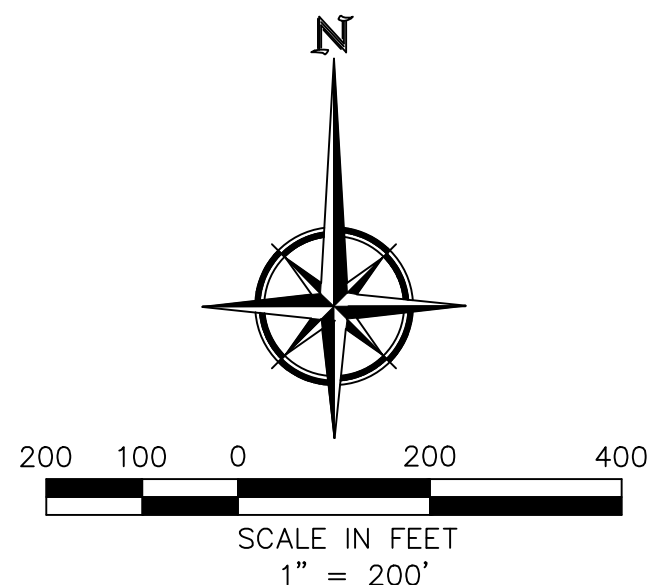
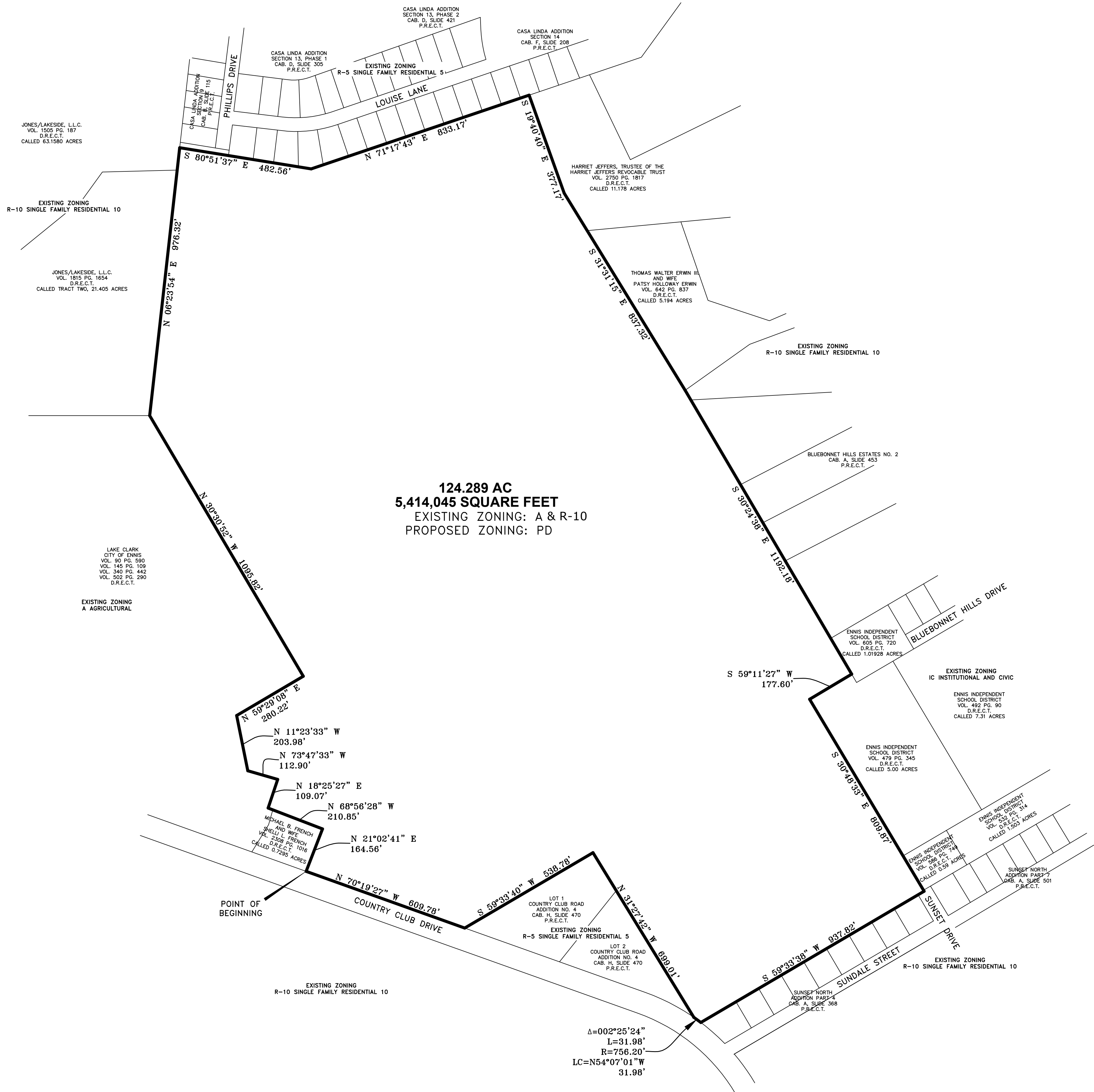
THENCE North 71 degrees 17 minutes 43 seconds East, 833.17 feet to a one-half inch iron rod with cap stamped "3B" set at the north corner of said 125.40 acre tract of land, said point being in the southeast line of Lot 14, Block 14, Casa Linda Addition, Section 14, an addition to the City of Ennis, Texas recorded in Cabinet F, Slide 208, Plat Records Ellis County, Texas and said point being at the west corner of that called 11.178 acre tract of land described in deed to Harriet Jeffers, Trustee of the Harriet Jeffers Revocable Trust recorded in Volume 2750, Page 1817, Deed Records Ellis County, Texas;

THENCE along the northeasterly line of said 125.40 acre tract of land as follows:

South 19 degrees 40 minutes 40 seconds East, 377.17 feet to a five-eighths inch iron rod found in the southwesterly line of said 11.178 acre tract of land;

South 31 degrees 31 minutes 15 seconds East, 837.32 feet to a one inch iron pipe found at the south corner of that called 5.194 acre tract of land described in deed to Thomas Walter Erwin, III recorded in Volume 642, Page 837, Deed Records Ellis County, Texas and said point being at the west corner of Lot 8, Block A, Bluebonnet Hills Estates No. 2, an addition to the City of Ennis, Texas recorded in Cabinet A, Slide 453, Plat Records Ellis County, Texas;

North 70 degrees 19 minutes 27 seconds West, 599.16 feet along the northeast right-of-way line of Country Club Road to the POINT OF BEGINNING and containing 5,414,045 square feet or 124.289 acres of land.

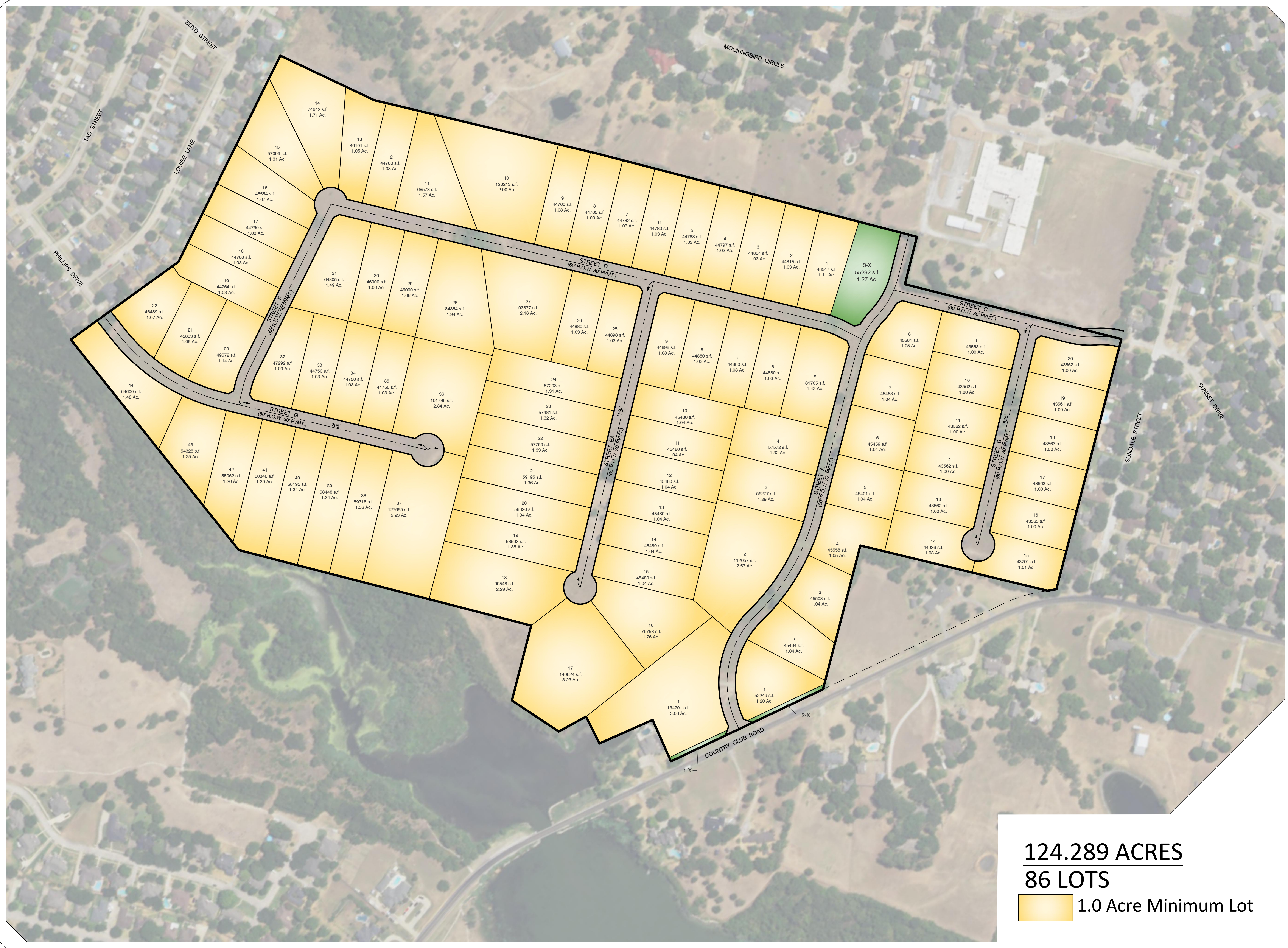
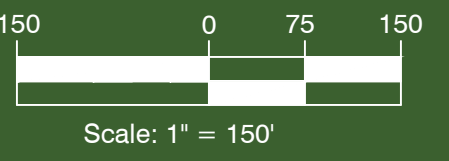
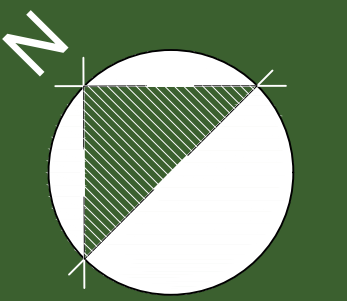


124.289 AC  
5,414,045 SQUARE FEET  
EXISTING ZONING: A & R-10  
PROPOSED ZONING: PD

ZONING EXHIBIT  
**TRANQUILITY**  
SITUATED IN THE  
WILLIAM GARRETT SURVEY, ABST. NO. 382  
JOHN HOLT SURVEY, ABST. NO. 452  
JOHN F. REAGOR SURVEY, ABST. NO. 931  
BF REAGOR SURVEY, ABST. NO. 943  
CITY OF ENNIS, ELLIS COUNTY, TEXAS

OWNER  
**LAND OF TRANQUILITY LLC.**  
2103 S. KAUFMAN STREET  
ENNIS, TEXAS 75119

**PETITT - ECD**  
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION  
TBPELS FIRM REGISTRATION  
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792  
1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080  
201 WINDCO CIR. SUITE 100 WYLLIE, TX 75098  
(972) 941-8400



CONCEPT PLAN  
**TRANQUILITY**  
CITY OF ENNIS, TEXAS

**124.289 ACRES**  
**86 LOTS**  
1.0 Acre Minimum Lot

Engineer:  
**PETITT - ECD**  
ENGINEERING SURVEYING  
CONSTRUCTION ADMINISTRATION  
LAND SURVEYING  
LAND REGISTRATION  
ENGINEERING FIRM #01146 | SURVEYING FIRM #0194732  
1600 N. COLLINS BLVD. | SUITE 100 | ENNIS, TX 75755  
RICHARDSON, TX 75080 | 972.941.1840

APRIL 21, 2026  
SHEET NO. 1 OF 1  
PROJECT #0000

~~ORDINANCE NO. \_\_\_\_\_~~

# ~~PLANNED DEVELOPMENT ORDINANCE~~ TRANQUILITY SUBDIVISION

City of Ennis, Ellis County, Texas

Prepared by: Oakhull Investments

Date: March 2026

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**DRAFT — FOR REVIEW PURPOSES ONLY**

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## **PROJECT SUMMARY**

Developer: Oakhull Investments

Project: Tranquility Subdivision — Planned Development (PD)

Location: City of Ennis, Ellis County, Texas

Total Lots: 86 single-family residential lots

Minimum Lot Size: 1 acre (43,560 sq. ft.)

Development Character: Rural Estate Residential

Wastewater: Aerobic Septic Systems (OSSF)

Street Type: Rural Estate — 30' pavement width with one-sided sidewalk

## **SECTION 1 — AUTHORITY AND PURPOSE**

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1.1 Authority. This Planned Development (PD) Ordinance is adopted by the City of Ennis, Texas, pursuant to the authority granted under the Texas Local Government Code and the City of Ennis Unified Development Ordinance (UDO).

1.2 Purpose. The purpose of this Ordinance is to establish a comprehensive set of development standards for the Tranquility Subdivision, a master-planned rural estate residential community located within the corporate limits of the City of Ennis, Ellis County, Texas. The development is intended to promote large-lot, low-density residential living consistent with the rural character of the surrounding area, while providing safe and functional infrastructure tailored to that environment.

1.3 Compliance. Except as expressly modified herein, all applicable provisions of the City of Ennis UDO, and other applicable ordinances and regulations shall not apply to development within the Tranquility Subdivision PD.

## **SECTION 2 — PROPERTY DESCRIPTION**

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2.1 General Location. The subject property is located within the City of Ennis, Ellis County, Texas, generally situated near the intersection of Bluebonnet Hills Drive and Country Club Road.

2.2 Legal Description. See attached exhibit.

2.3 Acreage. The total gross acreage of the PD tract is approximately 124 acres, including all street rights-of-way, open space, and drainage easements.

2.4 Existing Zoning. The subject property is currently zoned R-5 Single-Family Residential 5 and R-10 Single-Family Residential 10 within the City of Ennis.

2.5 Proposed Zoning. This Ordinance rezones the subject property to Planned Development (PD) — Rural Estate Residential, as established herein.

## **SECTION 3 — PERMITTED USES**

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3.1 The following uses are permitted by right within the Tranquility PD:

- Single-family detached dwellings
- Accessory structures customarily incidental to a single-family residential use, including but not limited to garages and detached buildings.
- Home occupations in accordance with UDO regulations
- Community entry features, monuments, and signage
- Utility and drainage infrastructure including but not limited to water lines, aerobic septic systems, and stormwater facilities

## SECTION 4 — LOT DEVELOPMENT STANDARDS

4.1 The following minimum lot and building standards shall apply to all residential lots within the Tranquility Subdivision PD:

| Standard   | Requirement                                  |
|--|--|
| <b>Minimum Lot Area</b>  | 1 acre (43,560 square feet)                  |
| <b>Minimum Lot Width</b>   | 100 feet                                     |
| <b>Minimum Lot Depth</b>   | 120 feet                                     |
| <b>Minimum Front Yard Setback — Arterial or Collector Street</b> | 30 feet                                      |
| <b>Minimum Front Yard Setback — Local Street</b>                 | 20 feet                                      |
| <b>Minimum Street Side Yard Setback (all roadways)</b>           | 15 feet                                      |
| <b>Minimum Interior Side Yard Setback</b>                        | 10 feet                                      |
| <b>Minimum Rear Yard Setback</b>                                 | 10 feet                                      |
| <b>Maximum Lot Coverage</b>                                      | 40% of gross lot area (all buildings on lot) |
| <b>Maximum Building Height — To highest eave or parapet</b>      | 35 feet                                      |
| <b>Maximum Building Height — To top of roof structure</b>        | 45 feet                                      |
| <b>Minimum Gross Living Area</b>                                 | 2,200 square feet                            |
| <b>Total Residential Lots</b>                                    | 86 lots                                      |

4.2 Cul-de-Sac Lots. Lots located on cul-de-sac bulbs shall maintain a minimum lot width of 100 feet at the front building line and a minimum lot area of 1 acre. A maximum of fifteen (15) lots may be served by any single cul-de-sac street in accordance with UDO Section 9.4.1(5)(b)(i)(2).

4.3 Flag Lots. Flag lots are prohibited within the Tranquility Subdivision PD.

## SECTION 5 — BUILDING STANDARDS

5.1 Exterior Materials. All primary dwelling units shall employ a combination of the following exterior facade materials covering no less than 80% of each facade:

- Brick
- Stone or manufactured stone
- Fiber cement board (Hardie Board or equivalent)
- Stucco

5.2 Garages. Each dwelling unit shall provide a minimum of a two (2)-car garage. Garage doors shall not face the front street frontage of the lot. All garage doors shall be oriented to the side or rear of the primary dwelling, or shall be set perpendicular to the street such that the garage opening does not directly face the public right-of-way. On corner lots, the front street frontage shall be as designated on the final plat. Where a third garage bay is provided, the third bay shall be set back a minimum of twenty-five (25) feet behind the front building line of the primary dwelling. Garage doors shall not occupy more than fifty percent (50%) of the width of the primary front facade.

5.3 Accessory Structures. Accessory structures shall not exceed 25 feet in height and shall be set back a minimum of 10 feet from all property lines. Agricultural buildings (barns, equipment storage) are permitted and shall be compatible in materials and color with the primary dwelling.

5.4 Driveways. Each lot shall have a paved driveway constructed of concrete.

## SECTION 6 — STREET DESIGN STANDARDS

6.1 Design Standard. All internal streets within the Tranquility Subdivision PD, except as designated below for collector streets, shall be designed and constructed within a 60-foot right-of-way with a 6-inch Portland Cement Concrete (PCC) pavement section on a 6-inch lime-stabilized subgrade, consistent with the rural character of this development.

6.2 Rural Estate Local Streets. All internal local residential streets within the subdivision shall meet the following standards:

| Element                     | Rural Estate Standard                                   |
|-----------------------------|---|
| Right-of-Way Width          | 60 feet   |
| Minimum Pavement Width      | 30 feet (edge-of-pavement to edge-of-pavement)          |
| Pavement Section — Surface  | 6" Reinforced Concrete Pavement                         |
| Pavement Section — Subgrade | 6" Lime-Stabilized Subgrade                             |
| Crown                       | Parabolic crown   |
| Curb and Gutter             | Not required; open ditch drainage section per Section 8 |

| Element                   | Rural Estate Standard  |
|---------------------------|--|
| <b>Sidewalk</b>           | Required on one side of the street only; 4-foot minimum width, placed adjacent to the edge of pavement on one side of the street |
| <b>Street Grade (max)</b> | 8% maximum longitudinal grade  |
| <b>Roadside Drainage</b>  | Open ditch (swale) — see Section 8; 10-foot drainage easement each side of ROW   |
| <b>Cul-de-Sac Radius</b>  | 50-foot minimum pavement radius  |
| <b>Cul-de-Sac Length</b>  | 1,400 feet maximum from the nearest intersection   |
| <b>Speed Limit</b>        | 25 mph design speed  |

6.3 Collector Streets. Street A, as shown on the approved Concept Plan (CP-U), is classified as a Minor Collector on the City of Ennis Thoroughfare Plan and serves as the primary spine street connecting to Bluebonnet Hills Drive and Country Club Road. Street A shall be designed and constructed within a 60-foot right-of-way with a minimum pavement width of 37 feet, measured edge-of-pavement to edge-of-pavement, with a 6-inch Reinforced Concrete Pavement section on a 6-inch lime-stabilized subgrade. Drainage for Street A shall be provided by open ditch roadside swales consistent with Section 8 of this Ordinance. Curb and gutter is not required on Street A.

6.4 Sidewalk Placement. Sidewalks along local rural estate streets shall be placed adjacent to the edge of the pavement on one side of the street. Sidewalk installation shall be the responsibility of each individual lot owner at the time of home construction.

6.5 Street Lighting. Street lighting shall be installed at all intersections and at the terminus of each cul-de-sac. Midblock lighting will be installed.

6.6 Street Names. All street names shall be submitted to the City of Ennis for approval prior to final plat recordation and shall not duplicate or closely resemble existing street names within the City.

## SECTION 7 — WASTEWATER AND UTILITY STANDARDS

7.1 On-Site Sewage Facilities (OSSF). The Tranquility Subdivision PD shall be served entirely by individual, lot-level aerobic on-site sewage facilities (OSSF), in lieu of connection to the City of Ennis municipal wastewater system. Each lot shall be required to install a permitted aerobic septic system in conformance with all applicable requirements including:

- Texas Commission on Environmental Quality (TCEQ) Title 30 Texas Administrative Code, Chapter 285
- Ellis County regulations for on-site sewage facilities
- City of Ennis and the Zoning Board of Adjustment authorizes OSSF use within the city limits, per TCEQ standards.
- All permits and inspections required by the governing authority having jurisdiction.

7.2 OSSF Setbacks. All aerobic septic system components — including tanks, spray heads, and spray fields — shall conform to all setback requirements established by TCEQ Chapter 285, Ellis County, and the City of Ennis. Minimum setbacks shall not be less than:

| System Component                 | Minimum Setback   |
|----------------------------------|---|
| <b>Septic Tank</b>               | 10 feet from property lines, 50 feet from water wells           |
| <b>Spray Field / Spray Heads</b> | 10 feet from property lines, 15 feet from dwellings on same lot |
| <b>Spray Field</b>               | 150 feet from any potable water supply well                     |
| <b>Maintenance Access</b>        | Access easement of 10 feet minimum to all system components     |

7.3 System Maintenance. Each OSSF shall be maintained under a current service and maintenance contract with a licensed OSSF service provider. Homeowners shall be required to comply with all periodic inspection and maintenance requirements as prescribed by TCEQ and the governing regulatory authority. The Homeowners Association (HOA) may elect to coordinate maintenance contracts on behalf of residents.

7.4 Water Service. Potable water service to the subdivision shall be provided by the City of Ennis municipal water system or a licensed water supply corporation. All water main construction, line extensions, and service connections shall conform to the City of Ennis Public Works Infrastructure Design Standards and shall be designed by a Texas-licensed engineer.

7.5 Dry Utilities. Electric, gas, cable, and telecommunications utilities shall be installed underground within the subdivision. All utility easements shall be shown on the final plat. Pad-mounted transformers and related above-ground equipment shall be screened with landscaping or decorative fencing compatible with the rural estate character of the development.

## SECTION 8 — DRAINAGE STANDARDS

8.1 Open Ditch Drainage System. In keeping with the rural estate character of the Tranquility Subdivision, the stormwater drainage system for internal local streets shall be constructed as an open

ditch (roadside swale) system, in lieu of closed underground storm sewer or curb-and-gutter conveyance. The following standards shall govern the design and construction of the drainage system:

| Element                              | Standard  |
|--------------------------------------|---|
| <b>Ditch Type</b>                    | Trapezoidal or parabolic roadside swale   |
| <b>Minimum Side Slope</b>            | 3:1 (H:V) or flatter  |
| <b>Maximum Velocity (2-yr storm)</b> | 6 feet per second   |
| <b>Design Storm — Minor System</b>   | Roadside ditches & driveway culverts  |
| <b>Design Storm — Major System</b>   | Cross-drainage culverts   |
| <b>Driveway Culverts</b>             | Each residential driveway crossing a roadside ditch shall include a pipe sized by the design engineer; minimum 12-inch diameter |

8.2 Drainage Easements. All drainage swales, detention facilities, and stormwater outfall structures located outside of the street right-of-way shall be located within a dedicated drainage easement shown on the final plat.

8.3 Detention / Retention. A drainage study prepared by a Texas-licensed engineer shall be submitted with the final engineering plans. If required by the City Engineer, on-site stormwater detention or retention facilities shall be designed to limit post-development peak flows to pre-development conditions for the 10-year and 100-year storm events.

8.4 Maintenance. The Homeowners Association (HOA) shall be responsible for the ongoing maintenance of all open drainage swales and drainage easements within the subdivision that are not within a dedicated public street right-of-way, unless accepted for maintenance by the City.

## **SECTION 9 — OPEN SPACE AND AMENITIES**

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9.1 Open Space. The Tranquility Subdivision PD shall provide open space in the form of drainage easements, landscaped common areas, and entry features as depicted on the Concept Plan. No minimum percentage open space dedication is required beyond that shown on the approved Concept Plan, consistent with the rural estate character of the development in which each lot of one (1) acre or greater provides inherent open space through low-density residential use.

9.2 Homeowners Association (HOA). A Homeowners Association shall be established by the developer. The HOA shall be responsible for:

- Maintenance of all common open space and amenity areas
- Maintenance of entry features, monuments, and landscaping within the public right-of-way
- Maintenance of open ditch drainage swales within drainage easements not accepted by the City
- Enforcement of subdivision deed restrictions and architectural standards

9.3 Tree Preservation. The developer shall make reasonable efforts to preserve existing mature trees, particularly along drainage ways and open space areas.

## **SECTION 10 — LANDSCAPING AND ENTRY FEATURES**

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10.1 Entry Features. The developer shall construct a landscaped entry feature at the primary subdivision entrance consistent with the rural estate character of the development.

10.2 Individual Lot Landscaping. Each individual residential lot shall install a minimum of three (3) shade trees of 3-inch caliper or greater at time of Certificate of Occupancy issuance. Native and drought-tolerant species are encouraged.

10.3 Perimeter Fencing and Screening. Notwithstanding any provision of the City of Ennis UDO requiring a masonry screen wall along collector or arterial street frontages, no masonry screen wall shall be required within the Tranquility Subdivision PD. In lieu thereof, residential lots backing or siding to any collector or arterial street right-of-way shall provide a six-foot (6') wood privacy fence along the affected property line. Such fence shall be installed by the homebuilder at the time of home construction, prior to issuance of a Certificate of Occupancy. Internal lot-to-lot fencing shall be at the discretion of individual homeowners and shall not be required by this Ordinance.

## **SECTION 11 — VARIANCES AND WAIVERS INCORPORATED**

---

11.1 This Planned Development Ordinance incorporates and grants the following modifications to the City of Ennis UDO and Public Works Infrastructure Design Standards, as applied to the internal local streets of the Tranquility Subdivision:

| UDO / Design Standard Provision   | Modification Granted by this PD  |
|---|--|
| <b>Minimum local street pavement width (30' B-B per City standard)</b>                        | Reduced to 30' parabolic crown for all internal rural estate local streets   |
| <b>Curb and gutter requirement for local streets</b>  | Waived for all streets within the Tranquility Subdivision PD, including collector streets; open ditch drainage section permitted on all streets per Section 8 of this Ordinance  |
| <b>Sidewalk requirement on both sides of local streets</b>                                    | Reduced to one (1) side only for internal local residential streets.   |
| <b>Municipal wastewater connection requirement</b>  | Waived.  |
| <b>Maximum cul-de-sac lot count (12 lots per UDO Sec. 9.4.1(5)(b)(i)(2))</b>                  | Increased to a maximum of fifteen (15) lots per cul-de-sac street. This PD expressly modifies UDO Sec. 9.4.1(5)(b)(i)(2) in recognition of the rural estate character and one (1) acre minimum lot size. Emergency access provisions and turnaround dimensions shall comply with applicable fire code requirements at time of final engineering plan approval. |
| <b>Subdivision perimeter fencing material requirement (100% masonry per UDO §7.3.4(2)(a))</b> | Modified per Section 10.3 of this Ordinance. No masonry screen wall is required. In lieu thereof, lots backing or siding to any collector or arterial street right-of-way shall provide a six-foot (6') wood privacy fence installed by the homebuilder at time of home construction, prior to Certificate of Occupancy.                                       |

11.2 Nothing in this Ordinance shall be construed to waive or supersede any applicable state law, TCEQ regulation, or fire code requirement without independent approval from the authority having jurisdiction.

## SECTION 12 — ADMINISTRATION AND AMENDMENTS

12.1 Interpretation. The City of Ennis Director of Planning and Development, or designee, shall administer and interpret the provisions of this Ordinance. Any question of interpretation not resolved through this Ordinance shall be referred to the City Commission.

12.2 Concept Plan. The Concept Plan attached as Exhibit A is hereby incorporated into this Ordinance and shall serve as the general guide for the layout and character of the Tranquility Subdivision PD. Minor adjustments to the Concept Plan that do not substantially alter lot count, street alignment, or open space configuration may be approved administratively by the Director of Planning and Development.

12.3 Amendments. Any material amendment to this Ordinance, including changes to permitted uses, development standards, or the approved Concept Plan, shall require a public hearing before the City of Ennis Planning and Zoning Commission and approval by the City Commission, in accordance with the UDO.

D.1.

12.4 Expiration. If no final plat is approved and recorded within [three (3)] years of the adoption of this Ordinance, this PD zoning designation shall expire and the property shall revert to its previous zoning classification, unless extended by the City Commission upon written request by the developer.

### ~~SECTION 13 — EFFECTIVE DATE AND ADOPTION~~

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~~This Ordinance shall take effect immediately upon adoption and publication as required by law.~~

~~PASSED AND APPROVED by the City Commission of the City of Ennis, Texas, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2026~~

\_\_\_\_\_  
~~Mayor, City of Ennis, Texas~~

\_\_\_\_\_  
~~City Secretary, City of Ennis, Texas~~

~~APPROVED AS TO FORM.~~

\_\_\_\_\_  
~~City Attorney, City of Ennis, Texas~~

## **EXHIBIT A — CONCEPT PLAN**

---

The Concept Plan for the Tranquility Subdivision Planned Development is attached hereto and incorporated herein. The Concept Plan depicts:

- Overall subdivision layout with 86 single-family residential lots
- Proposed street network including collector and local rural estate streets
- Proposed cul-de-sac locations and configurations
- General lot configuration and open space areas
- Entry locations and primary access points

See attached CP-U or most current approved concept plan prepared by Pettitt Engineering & Consulting, dated March 2026, or as subsequently revised.]

## **EXHIBIT B — PROPERTY DESCRIPTION**

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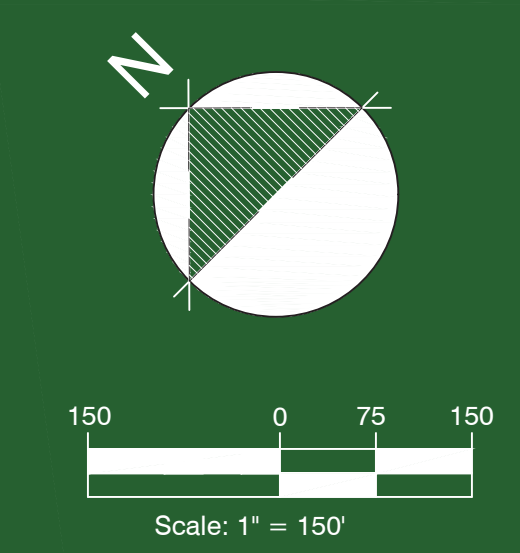
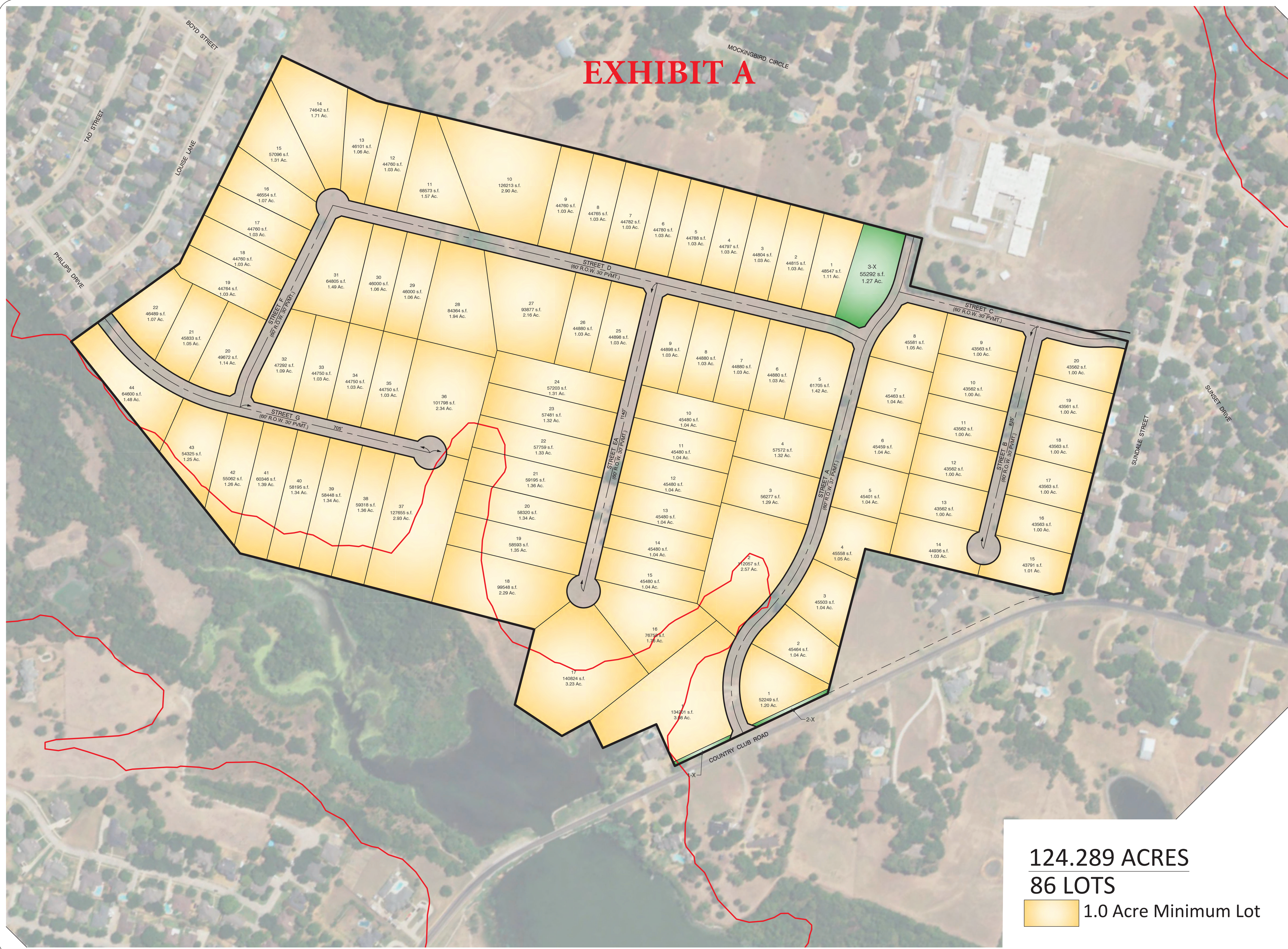
To be provided by the project surveyor upon completion of the boundary survey.

## **EXHIBIT C — ZONING EXHIBIT**

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Depicting existing zoning designations and the boundary of the proposed PD tract in relation to surrounding properties and streets.

# EXHIBIT A



## CONCEPT PLAN TRANQUILITY CITY OF ENNIS, TEXAS

**124.289 ACRES**  
**86 LOTS**  
 1.0 Acre Minimum Lot

Engineer:  
**PETTIT - ECD**  
 ENGINEERING SURVEYING  
 CONSTRUCTION ADMINISTRATION  
 T&E REGISTRATION  
 ENGINEERING FIRM #01194732  
 1600 N. COLLINS BLVD. SUITE 100 #16098  
 RICHARDSON, TX 75080  
 972.941.1400

MARCH 31, 2026  
 SHEET NO. 1 OF 1  
 PROJECT #00000

## EXHIBIT B

### LEGAL DESCRIPTION:

BEING all that parcel of land located in the City of Ennis, Ellis County, Texas and being a part of the William Garrett Survey, Abstract Number 382, a part of the John Holt Survey, Abstract Number 452, a part of the John F Reagor Survey, Abstract Number 931 and a part of the BF Reagor Survey, Abstract Number 943, and being a part of that called 125.40 acre tract of land described in deed to Fallen Family Limited Partnership recorded in Volume 2615, Page 533, Deed Records Ellis County, Texas and being further described as follows:

COMMENCING at a one inch iron pipe found at the southerly west corner of said 125.40 acre tract of land, said point being at the south corner of that called 0.7295 acre tract of land described in deed to Michael B. French and wife, Shelli L. French recorded in Volume 2308, Page 1016, Deed Records Ellis County, Texas, said point being at the southerly west corner of that called 0.6002 acre tract of land described in deed to Michael French and Shelli French recorded in Volume 2767, Page 1018, Deed Records Ellis County, Texas and said point being in the northeasterly right-of-way line of Country Club Road (Farm-to-Market Highway No. 1722, an 80' right-of-way);

THENCE South 70 degrees 19 minutes 27 seconds East, 10.61 feet along the northeasterly right of way line of Country Club Road to a one-half inch iron rod with cap stamped "3B" set at the south corner of said 0.6002 acre tract of land and being the POINT OF BEGINNING of this tract of land;

THENCE North 18 degrees 20 minutes 49 seconds East, 299.30 feet to a one-half inch iron rod with cap stamped "3B" set at the east corner of said 0.6002 acre tract of land;

THENCE North 77 degrees 28 minutes 43 seconds West, 206.52 feet to a one-half inch iron rod with cap stamped "3B" set at the north corner of said 0.6002 acre tract of land, said point being in the southwesterly line of said 125.40 acre tract of land and said point being in the easterly line of Lake Clark;

THENCE along the southwesterly line of said 125.40 acre tract of land and along the easterly line of Lake Clark as follows:

North 71 degrees 07 minutes 33 seconds West, 120.71 feet to a one-half inch iron rod with cap stamped "3B" set for corner;

North 11 degrees 23 minutes 33 seconds West, 203.98 feet to a one-half inch iron rod with cap stamped "3B" set for corner;

North 59 degrees 29 minutes 08 seconds East, 280.22 feet to a one-half inch iron rod with cap stamped "3B" set for corner;

North 30 degrees 30 minutes 52 seconds West, 1,095.82 feet to a two and one-half inch iron pipe found at the west corner of said 125.40 acre tract of land and being at the southerly east corner of that called Tract Two, a 21.405 acre tract of land described in deed to Jones/Lakeside, L.L.C. recorded in Volume 1815, Page 1654, Deed Records Ellis County, Texas;

THENCE North 06 degrees 23 minutes 54 seconds East, 976.32 feet along the northwesterly line of said 125.40 acre tract of land to a one-half inch iron rod with cap stamped "3B" set in the southeasterly line of that called Tract I, a 63.1580 acre tract of land described in deed to Jones/Lakeside, L.L.C. recorded in Volume 1505, Page 187, Deed Records Ellis County, Texas;

THENCE South 80 degrees 51 minutes 37 seconds East, 482.56 feet to a concrete monument found at the south corner of Lot 3, Block 14, Casa Linda Addition, Section 13, Phase 1, an addition to the City of Ennis, Texas recorded in Cabinet D, Slide 305, Plat Records Ellis County, Texas;

THENCE North 71 degrees 17 minutes 43 seconds East, 833.17 feet to a one-half inch iron rod with cap stamped "3B" set at the north corner of said 125.40 acre tract of land, said point being in the southeast line of Lot 14, Block 14, Casa Linda Addition, Section 14, an addition to the City of Ennis, Texas recorded in Cabinet F, Slide 208, Plat Records Ellis County, Texas and said point being at the west corner of that called 11.178 acre tract of land described in deed to Harriet Jeffers, Trustee of the Harriet Jeffers Revocable Trust recorded in Volume 2750, Page 1817, Deed Records Ellis County, Texas;

THENCE along the northeasterly line of said 125.40 acre tract of land as follows:

South 19 degrees 40 minutes 40 seconds East, 377.17 feet to a five-eighths inch iron rod found in the southwesterly line of said 11.178 acre tract of land;

South 31 degrees 31 minutes 15 seconds East, 837.32 feet to a one inch iron pipe found at the south corner of that called 5.194 acre tract of land described in deed to Thomas Walter Erwin, III recorded in Volume 642, Page 837, Deed Records Ellis County, Texas and said point being at the west corner of Lot 8, Block A, Bluebonnet Hills Estates No. 2, an addition to the City of Ennis, Texas recorded in Cabinet A, Slide 453, Plat Records Ellis County, Texas;

South 30 degrees 24 minutes 38 seconds East, 1,192.18 feet to a one-half inch iron rod with cap stamped "3B" set in the southwesterly line of that called 1.01928 acre tract of land described in deed to the Ennis Independent School District recorded in Volume 605, Page 720, Deed Records Ellis County, Texas and being in the northwesterly line of that called 5.00 acre tract of land described in deed to the Ennis Independent School District recorded in Volume 479, Page 345, Deed Records Ellis County, Texas;

South 59 degrees 11 minutes 27 seconds West, 177.60 feet to a Cedar fence post found at the west corner of said 5.00 acre tract of land;

South 30 degrees 48 minutes 33 seconds East, 809.87 feet to a one-half inch iron rod with cap stamped "3B" set in the southeast line of said 125.40 acre tract of land, said point being at the south corner of that called 0.59 acre tract of land described in deed to Ennis Independent School District recorded in Volume 586, Page 749, Deed Records Ellis County, Texas and said point being in the approximate centerline of Sunset Drive (a variable width right-of-way);

THENCE South 59 degrees 33 minutes 38 seconds West, 937.82 feet to a one-half inch iron pipe found at the south corner of said 125.40 acre tract of land, said point being at the west corner of Lot 1, Sunset North Add'n Part 4, an addition to the City of Ennis, Texas recorded in Cabinet A, Slide 368, Plat Records Ellis County, Texas and being in the northeasterly right-of-way line of Country Club Road;

THENCE along the southwesterly line of said 125.40 acre tract of land as follows:

Northwesterly, 31.98 feet, along the northeasterly right-of-way line of Country Club Road and along a non-tangent curve to the left having a central angle of 02 degrees 25 minutes 23 seconds, a radius of 756.20 feet, a tangent of 15.99 feet, and whose chord bears North 54 degrees 07 minutes 01 seconds West, 31.98 feet to a one-half inch iron rod with cap stamped "3B" set at the south corner of Lot 2, Country Club Road Addition No 4, an addition to the City of Ennis, Texas recorded in Cabinet H, Slide 470, Plat Records Ellis County, Texas;

North 31 degrees 27 minutes 42 seconds West, 699.01 feet to a one-half inch iron rod found at the north corner of Lot 1, of said Country Club Road Addition No 4;

South 59 degrees 33 minutes 40 seconds West, 538.78 feet to a one-half inch iron rod with cap stamped "3B" set at the west corner of said Lot 1 and being in the northeasterly right-of-way line of Country Club Road;

D.1.

North 70 degrees 19 minutes 27 seconds West, 599.16 feet along the northeast right-of-way line of Country Club Road to the POINT OF BEGINNING and containing 5,414,045 square feet or 124.289 acres of land.

Basis of Bearing is derived from GPS observations relative to the Texas WDS RTK Network – Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

**SURVEY CERTIFICATION:**

I hereby certify that this description as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of December, 2023.



Edward Scott Bacak, R.P.L.S. No. 6248  
Dated: December 30, 2025



LEGAL DESCRIPTION:

BEING all that parcel of land located in the City of Ennis, Ellis County, Texas and being a part of the William Garrett Survey, Abstract Number 382, a part of the John Holt Survey, Abstract Number 452, a part of the John F Reagor Survey, Abstract Number 931 and a part of the BF Reagor Survey, Abstract Number 943, and being a part of that called 125.40 acre tract of land described in deed to Fallen Family Limited Partnership recorded in Volume 2615, Page 533, Deed Records Ellis County, Texas and being further described as follows:

COMMENCING at a one inch iron pipe found at the southerly west corner of said 125.40 acre tract of land, said point being at the south corner of that called 0.7295 acre tract of land described in deed to Michael B. French and wife, Shelli L. French recorded in Volume 2308, Page 1016, Deed Records Ellis County, Texas, said point being at the southerly west corner of that called 0.6002 acre tract of land described in deed to Michael French and Shelli French recorded in Volume 2767, Page 1018, Deed Records Ellis County, Texas and said point being in the northeasterly right-of-way line of Country Club Road (Farm-to-Market Highway No. 1722, an 80' right-of-way);

THENCE South 70 degrees 19 minutes 27 seconds East, 10.61 feet along the northeasterly right of way line of Country Club Road to a one-half inch iron rod with cap stamped "3B" set at the south corner of said 0.6002 acre tract of land and being the POINT OF BEGINNING of this tract of land;

THENCE North 18 degrees 20 minutes 49 seconds East, 299.30 feet to a one-half inch iron rod with cap stamped "3B" set at the east corner of said 0.6002 acre tract of land;

THENCE North 77 degrees 28 minutes 43 seconds West, 206.52 feet to a one-half inch iron rod with cap stamped "3B" set at the north corner of said 0.6002 acre tract of land, said point being in the southwesterly line of said 125.40 acre tract of land and said point being in the easterly line of Lake Clark;

THENCE along the southwesterly line of said 125.40 acre tract of land and along the easterly line of Lake Clark as follows:

North 71 degrees 07 minutes 33 seconds West, 120.71 feet to a one-half inch iron rod with cap stamped "3B" set for corner;

North 11 degrees 23 minutes 33 seconds West, 203.98 feet to a one-half inch iron rod with cap stamped "3B" set for corner;

North 59 degrees 29 minutes 08 seconds East, 280.22 feet to a one-half inch iron rod with cap stamped "3B" set for corner;

North 30 degrees 30 minutes 52 seconds West, 1,095.82 feet to a two and one-half inch iron pipe found at the west corner of said 125.40 acre tract of land and being at the southerly east corner of that called Tract Two, a 21.405 acre tract of land described in deed to Jones/Lakeside, L.L.C. recorded in Volume 1815, Page 1654, Deed Records Ellis County, Texas;

THENCE North 06 degrees 23 minutes 54 seconds East, 976.32 feet along the northwesterly line of said 125.40 acre tract of land to a one-half inch iron rod with cap stamped "3B" set in the southeasterly line of that called Tract I, a 63.1580 acre tract of land described in deed to Jones/Lakeside, L.L.C. recorded in Volume 1505, Page 187, Deed Records Ellis County, Texas;

THENCE South 80 degrees 51 minutes 37 seconds East, 482.56 feet to a concrete monument found at the south corner of Lot 3, Block 14, Casa Linda Addition, Section 13, Phase 1, an addition to the City of Ennis, Texas recorded in Cabinet D, Slide 305, Plat Records Ellis County, Texas;

THENCE North 71 degrees 17 minutes 43 seconds East, 833.17 feet to a one-half inch iron rod with cap stamped "3B" set at the north corner of said 125.40 acre tract of land, said point being in the southeast line of Lot 14, Block 14, Casa Linda Addition, Section 14, an addition to the City of Ennis, Texas recorded in Cabinet F, Slide 208, Plat Records Ellis County, Texas and said point being at the west corner of that called 11.178 acre tract of land described in deed to Harriet Jeffers, Trustee of the Harriet Jeffers Revocable Trust recorded in Volume 2750, Page 1817, Deed Records Ellis County, Texas;

THENCE along the northeasterly line of said 125.40 acre tract of land as follows:

South 19 degrees 40 minutes 40 seconds East, 377.17 feet to a five-eighths inch iron rod found in the southwesterly line of said 11.178 acre tract of land;

South 31 degrees 31 minutes 15 seconds East, 837.32 feet to a one inch iron pipe found at the south corner of that called 5.194 acre tract of land described in deed to Thomas Walter Erwin, III recorded in Volume 642, Page 837, Deed Records Ellis County, Texas and said point being at the west corner of Lot 8, Block A, Bluebonnet Hills Estates No. 2, an addition to the City of Ennis, Texas recorded in Cabinet A, Slide 453, Plat Records Ellis County, Texas;

North 70 degrees 19 minutes 27 seconds West, 599.16 feet along the northeast right-of-way line of Country Club Road to the POINT OF BEGINNING and containing 5,414,045 square feet or 124.289 acres of land.

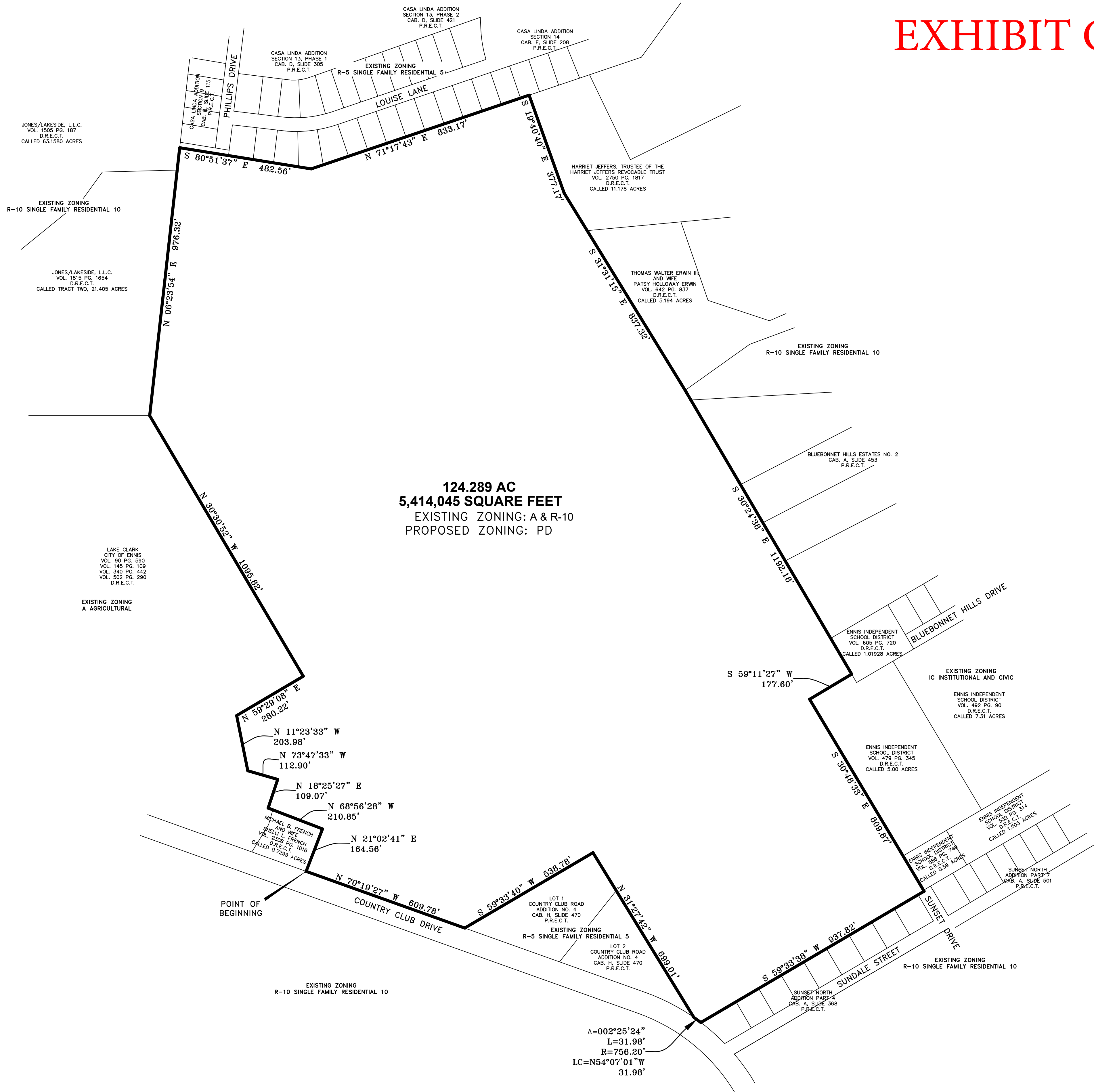
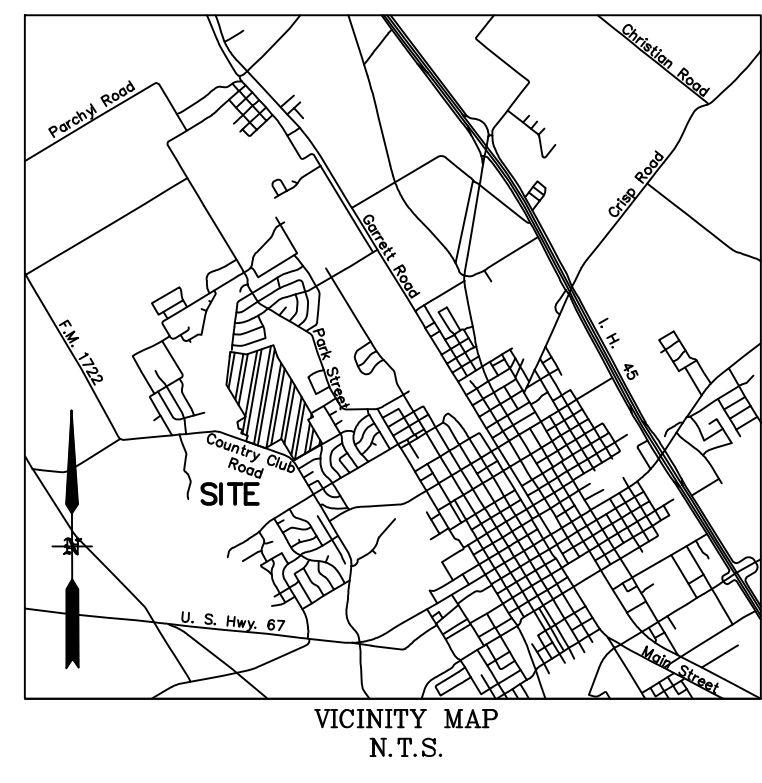
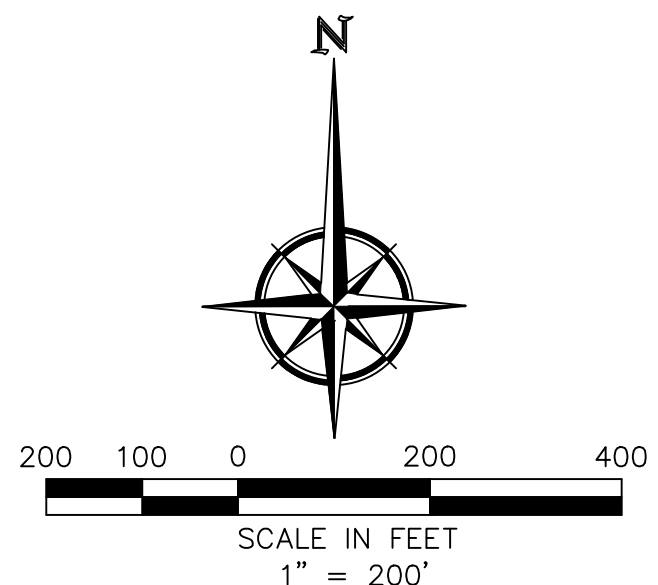


EXHIBIT C



124.289 AC  
5,414,045 SQUARE FEET  
EXISTING ZONING: A & R-10  
PROPOSED ZONING: PD

Note:  
This document was prepared under 22 TAC §663.21, it does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

ZONING EXHIBIT  
TRANQUILITY  
SITUATED IN THE  
WILLIAM GARRETT SURVEY, ABST. NO. 382  
JOHN HOLT SURVEY, ABST. NO. 452  
JOHN F. REAGOR SURVEY, ABST. NO. 931  
BF REAGOR SURVEY, ABST. NO. 943  
CITY OF ENNIS, ELLIS COUNTY, TEXAS  
**PETITT - ECD**  
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION  
TBPELS FIRM REGISTRATION  
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792  
1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080  
201 WINDCO CIR. SUITE 100 WYLLIE, TX 75098 (972) 941-8400

OWNER  
**LAND OF TRANQUILITY LLC.**  
2103 S. KAUFMAN STREET  
ENNIS, TEXAS 75119



## Referenced City Standards

## **Residential Estate (RE) Lot Performance Standards**

**4.2.3 Residential Estate (RE)**

|  |   |                                      |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
|--|---|--------------------------------------|----------------------------------|----------------------------------|---|-------|------------------------------|-----|---------------------------------|-----|--------------|----|--------------------------|----|-------------------------|----|-------|---|---------------------|----|-----------------------------------|----|
| <p><b>(1) Purpose:</b></p> <p>The Residential Estate (RE) district is intended to accommodate large estate style (one-acre) single-family detached residential uses and Accessory Buildings. The district provisions allow compatible agricultural uses that are in keeping with the rural character of these neighborhoods.</p> <p><b>Figure i: Lot Dimension Measurement</b></p> <p><b>Figure ii: Setback Measurement</b></p> <p><b>Figure iii: Height Measurement</b></p> | <p><b>(2) Density</b></p> <table border="1"> <tr> <td>Dwelling Units/Acre (maximum)</td> <td>1.0</td> </tr> </table>  |                                      | Dwelling Units/Acre (maximum)    | 1.0                              |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
|  | Dwelling Units/Acre (maximum)   | 1.0                                  |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
|  | <p><b>(3) Lot Dimensions</b></p> <table border="1"> <tr> <td>(a) Lot Area (minimum) sq. ft.</td> <td>43,560</td> </tr> <tr> <td>(b) Gross Living Area (minimum) sq. ft.</td> <td>1,000</td> </tr> <tr> <td>(c) Lot Width (minimum) feet</td> <td>100</td> </tr> <tr> <td>(d) Lot Depth (minimum) feet</td> <td>120</td> </tr> </table>  |                                      | (a) Lot Area (minimum) sq. ft.   | 43,560                           | (b) Gross Living Area (minimum) sq. ft. | 1,000 | (c) Lot Width (minimum) feet | 100 | (d) Lot Depth (minimum) feet    | 120 |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
|  | (a) Lot Area (minimum) sq. ft.  | 43,560                               |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
|  | (b) Gross Living Area (minimum) sq. ft.   | 1,000                                |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
|  | (c) Lot Width (minimum) feet  | 100                                  |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
|  | (d) Lot Depth (minimum) feet  | 120                                  |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
|  | <p><b>(4) Setbacks</b></p> <table border="1"> <tr> <td>(e) Street, Front (minimum) feet</td> <td></td> </tr> <tr> <td>    Arterial or Collector</td> <td>30</td> </tr> <tr> <td>    Local Street</td> <td>20</td> </tr> <tr> <td>(f) Street, Side (minimum) feet</td> <td></td> </tr> <tr> <td>    All roadways</td> <td>15</td> </tr> <tr> <td>    Alleys/private easements</td> <td>10</td> </tr> <tr> <td>(g) Rear (minimum) feet</td> <td>10</td> </tr> <tr> <td>    Alley</td> <td>5</td> </tr> <tr> <td>    Any residential lot</td> <td>10</td> </tr> <tr> <td>(h) Side, Interior (minimum) feet</td> <td>10</td> </tr> </table> |                                      | (e) Street, Front (minimum) feet |                                  | Arterial or Collector                   | 30    | Local Street                 | 20  | (f) Street, Side (minimum) feet |     | All roadways | 15 | Alleys/private easements | 10 | (g) Rear (minimum) feet | 10 | Alley | 5 | Any residential lot | 10 | (h) Side, Interior (minimum) feet | 10 |
|  | (e) Street, Front (minimum) feet  |                                      |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
|  | Arterial or Collector   | 30                                   |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
| Local Street   | 20  |                                      |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
| (f) Street, Side (minimum) feet  |   |                                      |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
| All roadways   | 15  |                                      |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
| Alleys/private easements   | 10  |                                      |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
| (g) Rear (minimum) feet  | 10  |                                      |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
| Alley  | 5   |                                      |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
| Any residential lot  | 10  |                                      |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
| (h) Side, Interior (minimum) feet  | 10  |                                      |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
| <p><b>(5) Height (maximum) feet</b></p> <table border="1"> <tr> <td>(i) To highest level eave or parapet</td> <td>35</td> </tr> <tr> <td>(j) To top of the roof structure</td> <td>45</td> </tr> </table>  |   | (i) To highest level eave or parapet | 35                               | (j) To top of the roof structure | 45                                      |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
| (i) To highest level eave or parapet   | 35  |                                      |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
| (j) To top of the roof structure   | 45  |                                      |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
| <p><b>(6) Lot Coverage (maximum) Percentage</b></p> <table border="1"> <tr> <td>All buildings on the lot</td> <td>40%</td> </tr> </table>  |   | All buildings on the lot             | 40%                              |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |
| All buildings on the lot   | 40%   |                                      |                                  |                                  |   |       |                              |     |                                 |     |              |    |                          |    |                         |    |       |   |                     |    |                                   |    |

## **Street and Right-of-Way Requirements**

access easements shall be required between and/or across any non-residential lots fronting on arterial and collector streets in order to minimize the total number of access points along those streets and to facilitate traffic flow between lots. The location and dimensions of the easement shall be in accordance with the city's Infrastructure Design Standards. A note shall be provided on the plat indicating the lots served by the private access easement. The minimum width of a private access easement shall be 20 feet. The easement shall be increased to 24 feet when it functions as a required fire lane. For 24-foot and 22-foot local standards, private access easements are required to provide rear access to residential lots. For this use, the private access easement width may be reduced by the Administrator if not needed for fire access..

- (d) Maintenance of Private Access Easement: Maintenance of any private access easement is the responsibility of the property owner or property owner's association, as applicable. When an easement is created by plat, a maintenance note as approved by the Administrator shall be added to the plat acknowledging maintenance responsibility. When the easement is created by separate instrument, the maintenance responsibility shall be acknowledged with the separate instrument.
  - (e) Adequate Access: Each single-family residential subdivision shall have at least two constructed points of public ingress and egress, except:
    - i. When 30 or fewer residential units are constructed with one point of street ingress and egress.
    - ii. The Administrator may approve up to 40 units with one point of access when requested. In evaluating a request, the Administrator shall consider factors including the timing of construction of other public improvements that provide a second point of access, public safety, and convenience, especially if undeveloped property is adjoining the subdivision and future stub streets are provided.
    - iii. The City Commission may grant a waiver to these regulations for more than 40 units with one point of access only when unique topographic or infill circumstances exist.
  - (f) Stub Streets Required: Street stubs for future connections shall be required to any adjoining undeveloped property at a minimum spacing of 1,000 feet. A street stub for a future connection may provide the justification for the waiver of the Adequate Access (see (e) above) requirement.
- (5) Street Layout Requirements
- (a) Intersections
    - i. Intersection Offsets
      - 1. No street intersecting an arterial or collector street shall vary from a 90 degree angle of intersection by more than 10 degrees.
      - 2. The number of collector or local street offsets shall be minimized. However, when approved by the Administrator because no other reasonable alternative exists, a minimum centerline offset distance of 125 feet shall be maintained.
      - 3. There shall be a minimum of 600 feet between intersections of arterials or collector type streets.

- ii. Arterial streets shall be intersected only by collector streets or other arterial streets, unless the only means of ingress and egress to a subdivision is from the arterial street. In this event, the local street intersection may be required to be configured to accommodate stacking and turning traffic with a flared intersection per the city's Infrastructure Design Standards. All costs associated with the construction of this flare configuration shall be borne by the developer.
- iii. Visibility triangles, as required by **Article VII**, shall be provided at the intersection of all public streets. In addition, visibility easements may be required where sight distance may be limited due to topography, roadway curvature, vegetation, or other sight hindrance. The easement shall be dedicated by plat.
- (b) Residential Block Length: The following standards shall be followed in the design of residential blocks.
  - i. Block lengths and cul-de-sacs shall be appropriate to the density and type of development as follows:
    - 1. Generally, the maximum length of any block in a residential zone district shall be 600 feet.
    - 2. If utilizing rural standards, the maximum block length shall be 1000 to 1200 feet with a maximum of 12 lots.
  - ii. Alternative Block Lengths
    - 1. The Administrator may approve alternative block lengths under the following conditions:

(The rest of this page left blank intentionally.)

- a. Proximity to a railway, expressway, waterway
  - b. Topographic features
  - c. An infill development with no alternate access
2. When considering a request for alternative block lengths, the Administrator shall consider the following:
- a. Alternative designs which would reduce block length
  - b. The effect of long blocks on access, congestion, and delivery of municipal services
  - c. Means of mitigation, including but not limited to mid-block turnarounds, limitation on the number of lots to be created and served, temporary points of access, and additional fire protection measures
- (c) Curvilinear Street Design Requirements
- i. Roadway layout may include curvilinear design. If curvilinear street design is utilized, then local and collector streets shall be designed with a maximum of 50 percent of the lots within the subdivision to have curved frontage.
  - ii. The roadways shall also conform to the following:
    - 1. Fit the road to natural topography
    - 2. Avoid monotony of lot appearance
    - 3. Reduce speeds through neighborhoods
    - 4. Discourage through traffic intrusions by eliminating straight views from one block to the next
  - iii. Local and collector streets that connect one major collector or arterial to another major collector or arterial directly are discouraged.
- (d) Cul-de-Sacs: Dead end streets are permitted only where a future extension or connection is anticipated or planned into adjacent property. If the dead end is greater than 150 feet measured from the property line, a turnaround facility will be required. The developer shall be responsible for acquiring the right-of-way or easement and constructing the turnaround. The turnaround will be considered temporary until the street is extended or a permanent cul-de-sac is constructed. The temporary turnaround may be constructed without curb and gutter but shall meet all other design criteria. The turnaround shall be constructed off-site, unless the developer is unable to obtain off-site right-of-way. The Administrator may approve the construction of the turnaround within the limits of the development based on phasing and timing of future connectivity.
- i. A cul-de-sac shall have a 50-foot right-of-way radius at the closed end. The radius of the paved area of the turnaround shall be a minimum of 39 feet.

- (c) Local Streets: For local streets, the right-of-way can vary depending on the standards utilized as shown in **Table 9.3-2** below:

| TABLE 9.3-2: Right of Way Widths and Local Streets |   |                              |
|--|---|------------------------------|
| Pavement Width                                     | Right-of-Way Width                                  | On-Street Parking (Parallel) |
| 30 feet (curb & gutter)                            | 50 feet   | Allowed on both sides        |
| 26 feet (curb & gutter)                            | 50 feet   | Allowed on one side          |
| 28 feet (rural design)                             | 60 feet plus 10 feet drainage easement on each side | None allowed                 |

- i. Rural Design: A rural design for a local street includes 28 feet of pavement with no curb and gutter. This standard shall only be used in residential developments with lots one acre or greater in size. On street parking shall not be permitted.
    - ii. Flare at Intersection: Right-of-way for all local streets shall flare to 60 feet at intersections with any arterial street.
  - (d) Alleys:
    - i. Residential alleys shall be a minimum of 20-foot wide ROW with a minimum 12-foot wide pavement.
    - ii. Commercial alleys shall be minimum 24-foot wide ROW with a minimum 24-foot wide pavement.
- (7) Sidewalks
  - (a) Sidewalks Required: The developer shall install sidewalks on all public streets within and abutting the development and standards shall meet **Article VII**. Sidewalks are not required for the local rural streets where the lots are one acre or larger in area. A waiver of sidewalks may be granted by the Administrator if it is determined that construction is not feasible at time of development for engineering reasons or inappropriate due to the nature of the project.
  - (b) Standards: Sidewalks shall be built in accordance with the City’s Infrastructure Design Standards, any adopted Trail Plan, and Texas Accessibility Standards.
  - (c) The developer may, at his own option, choose to provide additional private access easements for sidewalks, walkways, or bicycle facilities. Construction and maintenance of these private access easements will be the responsibility of the developer and/or subsequent owners.
- (8) Development Requirements
  - (a) State Roadways: The developer may be required to construct curbs, gutters, and sidewalks to TxDOT’s standards on developments abutting roadways designated as state highways, or on right-of-way or land owned by the State.
  - (b) Coordination with Planned Street Projects: Where a development will abut an existing street for which construction plans have been prepared for future improvements, the plans for the development shall be coordinated with the street construction plans. If the developer requests an alteration to the construction plans, and the City agrees to the alteration, the developer shall pay to revise the plans as necessary and escrow any increased construction costs. The escrow will not be

**Street Design Standards  
&  
Details**

## D.1.

streets, and all alleys, shall meet all requirements shown in this Standard for street lights, street signs, pavement marking, and duct banks.

- B. All testing shall be at the contractor's or developer's expense and completed by a testing laboratory approved by the Public Works Director with current AASHTO accreditation that demonstrates the laboratory's capabilities to perform applicable test procedures. The City shall determine the type, frequency and location of all required testing. Testing laboratories shall notify the City 48-hours in advance of field testing or sampling. A copy of all test results shall be provided to the City of Ennis Public Works Director for approval. All contractors must satisfactorily pass all tests with written test results in the City's possession before the City will approve any construction.
1. No surface paving may be installed unless the sub-grade and base (if applicable) has passed density compaction testing for the appropriate moisture content range per TxDOT Items 132 and 247 as applicable.
  2. No surface paving may be placed without passing the sub-base preparation test.
  3. The City may periodically require additional test or proof rolling to assist them in evaluating the quality of work.
  4. No concrete may be poured without an inspector on site.
  5. No concrete may be poured before 6:00 AM without express written authorization from the Director of Public Works.
  6. All concrete paving, asphalt paving, and base courses are subject to coring for verification of depth. All core testing shall be at the expense of the developer and shall be performed by a laboratory selected by the City of Ennis Director of Public Works. All coring holes shall be immediately sealed with a City of Ennis approved material to the appropriate level.
- C. Where referred to in this Standard, Proof Rolling shall be defined as:
1. Upon completion of subgrade, subbase or base compaction the exposed subgrade areas shall be properly proof rolled in order to verify suitability to receive the base or pavement course.
  2. Proof roll shall consist of passing over the exposed surface with a 25 ton (+/- 1-ton) loaded tandem dump truck during dry weather and observed by the City Inspector. Result of observations shall be documented including horizontal limits of area rolled, approximate extent of vertical deflections, and any observed excessive rutting or pumping (soft spots). Excessive rutting shall be considered prolonged deflection (rutting) in excess of 1-inch for new construction or ½-inch for reconstruction. Excessive pumping shall be considered temporary deflection with rebound (pumping) in excess of 1-inch for new construction or ½-inch for reconstruction. Areas of surface soils that are observed to excessively rut or excessively pump under the truck load (unsuitable subgrade) shall be removed to such an extent as directed by the Inspector, replaced with sand or other approved suitable material, and compacted.

## 2.2. – Design

### A. Residential Streets:

1. Shall be constructed in accordance with a pavement design performed by a professional engineer, licensed in the state of Texas. The AASHTO pavement design method shall be used, except that other methods may be proposed for consideration by the Public Works Director. A geotechnical investigation and report of the site soils shall be performed by a professional engineer, licensed in the state of Texas in support of the pavement design and submitted to the City of Ennis.

D.1.

2. Streets shall be a minimum of thirty (30) feet in width (back of curb-to-back of curb) and located within a fifty (50) foot minimum ROW.
3. Residential streets shall consist of hot-mix asphalt (flexible pavement design). See street section detail.
4. Hot-mix asphalt surfacing shall be in accordance with TxDOT standard specification item 340, *Dense-Graded Hot-Mix Asphalt (Small Quantity)*. Hot-mix shall be Type C, PG 64-22, two and one-half (2 1/2) inches typical.
5. All Residential streets shall have a minimum eight (8) inches of Flexible Base Material for base layer with a minimum of four (4) inches of the flexible base material extended beyond the proposed street width a minimum of one-foot on both sides. For example, on a proposed 30-foot wide street the subgrade shall be worked at 32-foot width.
6. Flexible Base Material shall be placed on (6) inch thick lime stabilized subgrade or flexible base material similar to the requirements for Industrial/Commercial and Collector Concrete Paved Streets.
7. Proof rolling of the finished subgrade with a loaded tandem axle dump truck may be required and witnessed by the City inspectors immediately prior to placement of the base layer (flexible base material).
8. All testing shall be at the developer's expense and completed by a testing laboratory approved by the City and with current AASHTO accreditation that demonstrates the laboratory's capabilities to perform applicable test procedures.
9. The City may periodically require additional test or proof rolling to assist them in evaluating the quality of work.
10. All new residential subdivision streets shall typically require a mountable/laydown curb and gutter. On a case by case basis, however, the Public Works Director reserves the right to require six (6) inch integral stand up curbs in lieu of mountable curbs.
11. Valley gutters shall be required at all intersecting streets where drainage flows across the intersection. See pavement detail sheets for valley gutter cross-section detail.
12. At the Public Works Director's discretion, concrete residential streets (rigid pavement design) may be allowed and shall be a minimum of six (6) inch thickness reinforced concrete pavement.
  - a. Concrete streets shall be a minimum of thirty (30) feet in width (back of curb to back of curb) and located within a minimum fifty (50) foot ROW.
  - b. Concrete streets shall consist of six sack, minimum 4,000 psi compressive strength concrete for 28-day breaks, NCTCOG Class P1.
  - c. Concrete streets shall, at a minimum, be reinforced with No. 4 (1/2 inch) steel deformed reinforcement bars placed on 12-inch centers both directions and tied at every overlap (splice).
  - d. All splices shall have a length of not less than 30x the diameter of the reinforcement bar.
  - e. Concrete Pavement shall be constructed on lime stabilized subgrade or flexible base material similar to the requirements for Industrial/Commercial and Collector Concrete Paved Streets.
  - f. Driveways shall be constructed of 6" thick 4,000 psi concrete reinforced with No. 4 (1/2 inch) steel reinforcement bars placed on 18-inch centers both directions and tied at every overlap (splice).

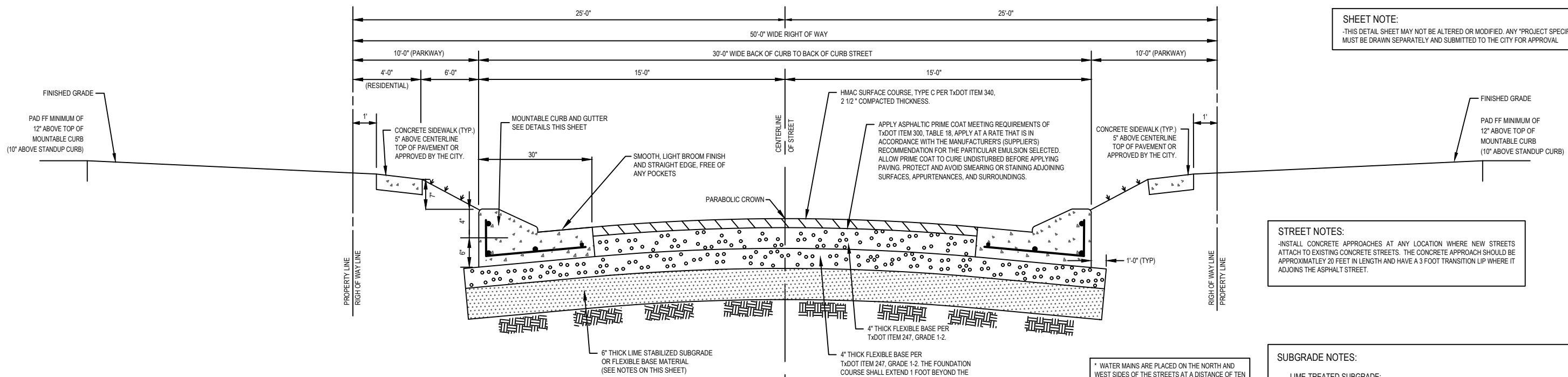
**B. Industrial/Commercial and Collector:**

1. Shall be constructed in accordance with a pavement design performed by a professional engineer, licensed in the state of Texas. The AASHTO pavement design method shall be used, except that other methods may be proposed for consideration by the Public Works Director. A geotechnical investigation and report of the site soils shall be performed by a professional engineer, licensed in the state of Texas in support of the pavement design submitted to the city.
2. Concrete streets (rigid pavement design) shall be a minimum of seven (7) inch thickness reinforced concrete pavement for collector streets, and eight (8) inches or more for commercial/ industrial streets. The Public Works Director reserves the right to require a traffic study to be conducted by the Owner/Contractor in support of proposed pavement design and concrete thickness.
3. Streets shall be minimum widths as listed below:
  - a. Industrial/Commercial – forty- eight (48') feet – sixty (60') feet, seventy (70') feet – eighty (80') ROW
  - b. Collector – thirty- seven (37' B-B) feet – forty- four (44' B-B) feet based on anticipated traffic, sixty (60') feet – seventy (70) feet ROW
4. Concrete streets shall consist of six sack, minimum 4,500 psi compressive strength concrete for 28-day breaks, NCTCOG Class P2.
5. Concrete streets shall, at a minimum, be reinforced with No. 4 (1/2 inch) steel reinforcement bars placed on 12-inch centers both directions and tied at every overlap (splice).
6. Pavement shall be constructed on eight (8) inch thick Lime Stabilized Subgrade or on flexible base material. Lime stabilized subgrade and compaction shall meet or exceed the following requirements:
  - a. The subgrade shall be treated with lime at a rate of 6% by weight and mixed wet. Due to the potential presence of sulfates an observation/mellowing period will be required. The treated area shall be kept moist for a period of 4-days. A seal coat may be applied at an appropriate rate for the asphalt emulsion chosen from TxDOT Item 300, Table 18 rather than keeping the surface wet or as approved by the City.
  - b. After 4-days the subgrade shall be re-mixed and compacted to a density of not less than ninety-five (95) percent of the maximum density at +3%/-0% of optimum moisture content for a depth of eight (8) inches below the finished subgrade elevation.
  - c. Proof rolling of the finished grade with a loaded tandem axle dump truck may be required and witnesses by City Inspectors.
7. If used in lieu of lime stabilized subgrade, flexible base may be placed at a minimum six (6) inches thickness placed on proof rolled subbase.
  - a. Proof rolling of the finished grade subbase with a loaded tandem axle dump truck will be required and witnessed by a City Inspector.
8. Stabilized subgrade or flexible base shall extend a minimum 1'-0" outside the proposed back of curb for the width of the street being installed.
9. Streets shall have six (6) inch integral stand up curbs.

10. Fire lanes and commercial property driveway approaches shall be constructed to the same materials, thickness, reinforcing, subgrade or base, and design requirements as collector street pavement.

C. Alleys:

1. Shall be constructed in accordance with a pavement design performed by a professional engineer, licensed in the state of Texas. The AASHTO pavement design method shall be used, except that other methods may be proposed for consideration by the Public Works Director. A geotechnical investigation and report of the site soils shall be performed by a professional engineer, licensed in the state of Texas in support of the pavement design submitted to the city.
2. Alleys (rigid pavement design) shall be a minimum of six (6) inch thickness reinforced concrete pavement. The Public Works Director reserves the right to require a traffic study to be conducted by the Owner/Contractor in support of proposed pavement design and concrete thickness.
3. Alleys shall be minimum width of twenty (20') feet edge to edge on twenty-five (25') ROW.
4. Concrete Alleys shall consist of six sack, minimum 4,000 psi compressive strength concrete for 28-day breaks, NCTCOG Class P1.
5. Concrete Alleys shall, at a minimum, be reinforced with No. 4 (1/2 inch) steel reinforcement bars placed on 12-inch centers both directions and tied at every overlap (splice).
6. Alley pavement shall be constructed on eight (8) inch thick Lime Stabilized Subgrade or on flexible base material. Lime stabilized subgrade and compaction shall meet or exceed the following requirements:
  - a. The subgrade shall be treated with lime at a rate of 6% by weight and mixed wet. Due to the potential presence of sulfates an observation/mellowing period will be required. The treated area shall be kept moist for a period of 4-days. A seal coat may be applied at an appropriate rate for the asphalt emulsion chosen from TxDOT Item 300, Table 18 rather than keeping the surface wet or as approved by the City.
  - b. After 4-days the subgrade shall be re-mixed and compacted to a density of not less than ninety-five (95) percent of the maximum density at +4%/-0% of optimum moisture content for a depth of eight (8) inches below the finished subgrade elevation.
  - c. Proof rolling of the finished grade with a loaded tandem axle dump truck may be required and witnessed by City Inspectors.
  - d. All testing shall be at the developer's expense and completed by a testing laboratory approved by the City and with current AASHTO accreditation that demonstrates the laboratory's capabilities to perform applicable test procedures.
  - e. The City may periodically require additional test or proof rolling to assist them in evaluating the quality of work.
7. If used in lieu of lime stabilized subgrade, flexible base may be placed at a minimum six (6) inches thickness placed on proof rolled subbase.
  - a. Proof rolling of the finished grade subbase with a loaded tandem axle dump truck will be required and witnessed by a City Inspector.
8. Stabilized subgrade or flexible base shall extend a minimum 1'-0" outside the proposed edge of pavement for the width of the alley being installed.
9. Alley shall have no curbs but shall be constructed in a "Vee" shape with 2% slope toward the center of the alley.



**SHEET NOTE:**  
 -THIS DETAIL SHEET MAY NOT BE ALTERED OR MODIFIED. ANY "PROJECT SPECIFIC" DETAIL MUST BE DRAWN SEPARATELY AND SUBMITTED TO THE CITY FOR APPROVAL

**STREET NOTES:**  
 -INSTALL CONCRETE APPROACHES AT ANY LOCATION WHERE NEW STREETS ATTACH TO EXISTING CONCRETE STREETS. THE CONCRETE APPROACH SHOULD BE APPROXIMATELY 20 FEET IN LENGTH AND HAVE A 3 FOOT TRANSITION LIP WHERE IT ADJOINS THE ASPHALT STREET.

**SUBGRADE NOTES:**

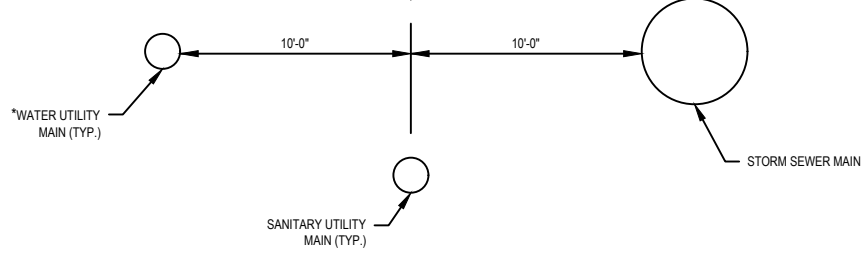
**LIME-TREATED SUBGRADE:**

- THE STABILIZED SUBGRADE SHALL EXTEND ONE FOOT (1') BEYOND THE PROPOSED STREET WIDTH ON BOTH SIDES. FOR EXAMPLE ON A PROPOSED 30 FOOT WIDE STREET THE SUBGRADE SHALL BE WORKED AT A 32 FOOT WIDTH.
- THE SUBGRADE SHALL BE TREATED WITH LIME AT A RATE OF 6% BY WEIGHT AND MIXED WET. THE TREATED AREA SHALL BE KEPT MOIST FOR 4 DAYS OF OBSERVATION/MELLOWING PERIOD. AN ASPHALTIC SEAL COAT MAY BE APPLIED TO ASSIST IN KEEPING THE MOISTURE CONTENT STABLE IF APPROVED BY THE CITY.
- THE STABILIZED SUBGRADE SHALL BE SCARIFIED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT. PER TxDOT ITEMS 132, 260 AS APPROPRIATE.
- PROOF ROLLING OF THE FINISHED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK MAY BE REQUIRED AND WITNESSED BY THE CITY INSPECTORS IMMEDIATELY PRIOR TO PLACEMENT OF FLEXIBLE BASE MATERIAL.
- ALL TESTING SHALL BE AT THE DEVELOPER'S EXPENSE AND COMPLETED BY A TESTING LABORATORY APPROVED BY THE CITY AND WITH CURRENT AASHTO ACCREDITATION THAT DEMONSTRATES THE LABORATORY'S CAPABILITIES TO PERFORM APPLICABLE TEST PROCEDURES.
- THE CITY MAY PERIODICALLY REQUIRE ADDITIONAL TESTS TO ASSIST THEM IN EVALUATING THE QUALITY OF WORK AND CONTRACTOR'S PERFORMANCE.

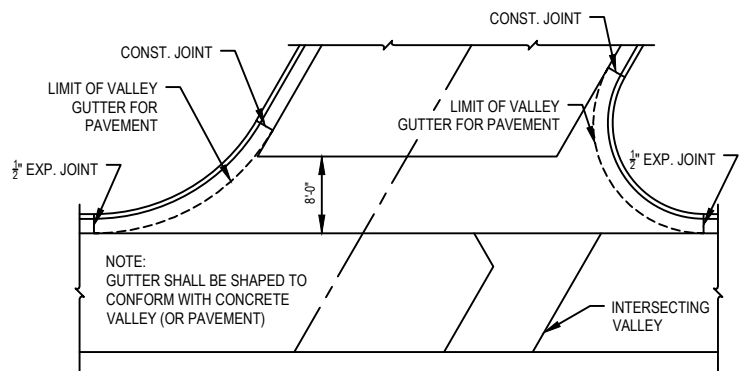
**FLEXIBLE BASE SUBGRADE**

- FLEXIBLE BASE MATERIAL MAY BE USED IN LIEU OF LIME STABILIZED SUBGRADE.
- MATERIAL AND INSTALLATION SHALL COMPLY WITH TxDOT ITEM 247, GRADE 1-2.
- IF USED IN LIEU OF STABILIZED SUBGRADE, FLEXIBLE MATERIAL SHALL BE PLACED AT A MINIMUM OF SIX (6) INCHES THICKNESS AND PLACED ON PROOF ROLLED SUBBASE.
- PROOF ROLLING OF THE FINISHED GRADE SUBBASE WITH A LOADED TANDEM AXLE DUMP TRUCK WILL BE REQUIRED AND WITNESSED BY CITY INSPECTORS.
- FLEXIBLE BASE SHALL EXTEND A MINIMUM OF 1'-0" OUTSIDE OF THE PROPOSED BACK OF CURB FOR THE WIDTH OF THE STREET BEING INSTALLED. FOR EXAMPLE ON A PROPOSED 30 FOOT WIDE STREET THE SUBGRADE SHALL BE WORKED AT A 32 FOOT WIDTH.

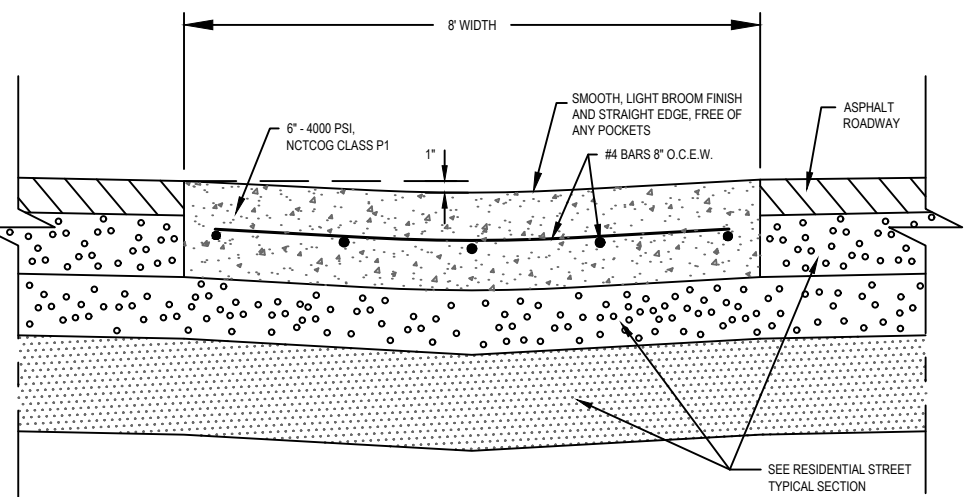
\* WATER MAINS ARE PLACED ON THE NORTH AND WEST SIDES OF THE STREETS AT A DISTANCE OF TEN FEET (10') FROM THE CENTERLINE OF THE STREET UNLESS OTHERWISE APPROVED BY THE CITY.



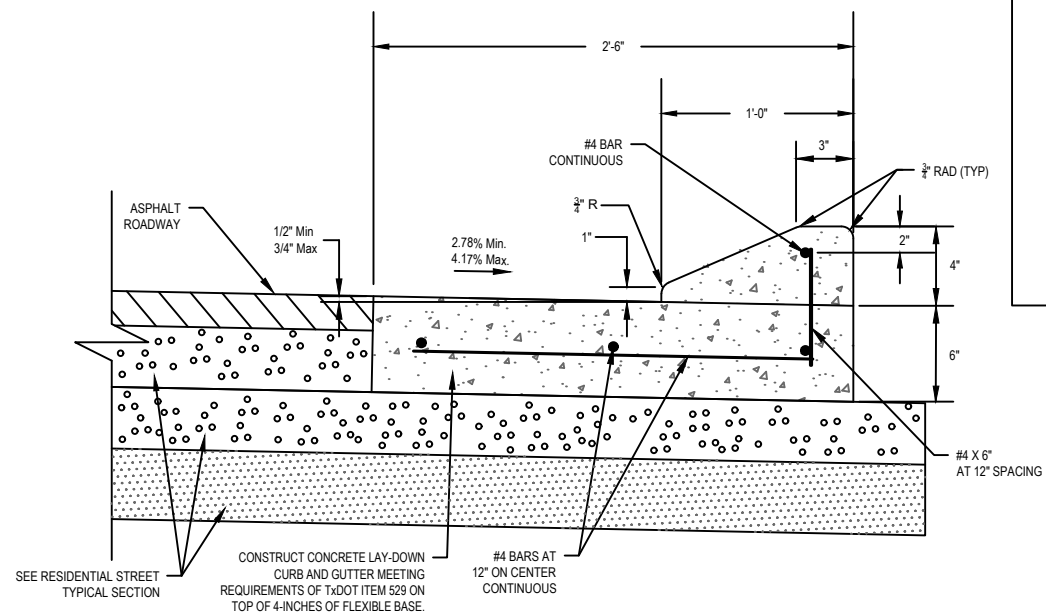
**RESIDENTIAL STREET TYPICAL SECTION**



THE REINFORCED CONCRETE VALLEY SHALL REPLACE THE TOP OF THE PAVEMENT WITH THE REMAINING PORTION OF THE PAVEMENT TO BE CONSTRUCTED INCLUDING SUBGRADE TREATMENT, IN ACCORDANCE WITH THE TYPICAL PAVING SECTION. THE CONCRETE VALLEY WILL BE GOVERNED ACCORDING TO CITY STANDARDS FOR CONCRETE CURB AND GUTTER



**VALLEY GUTTER DETAIL**

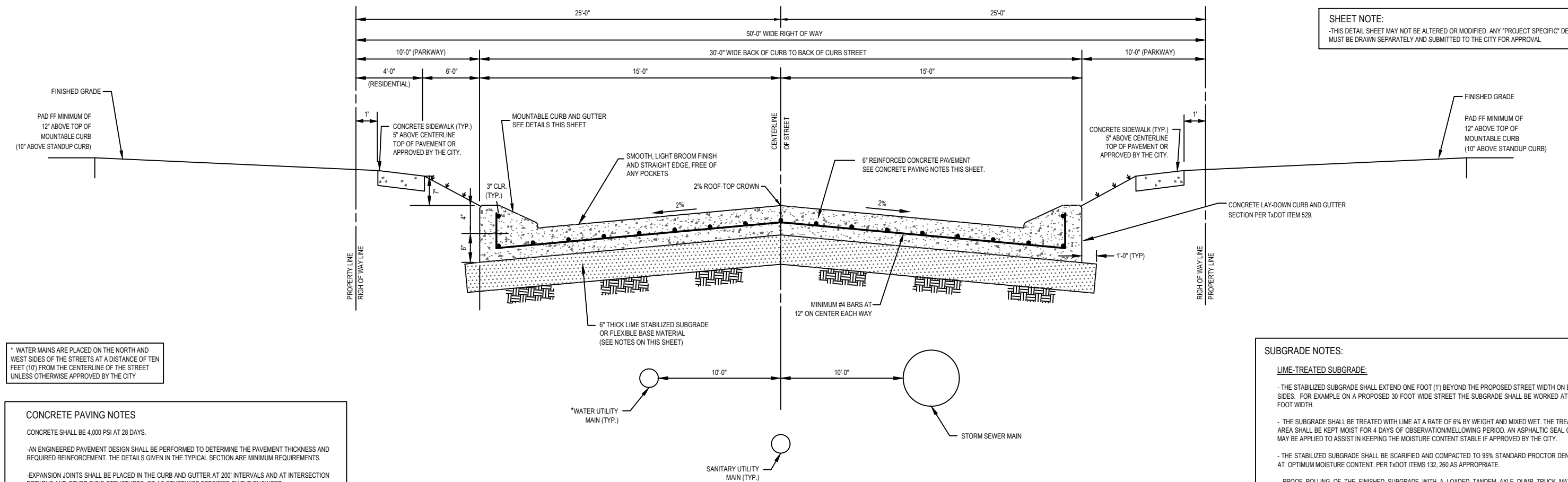


**MOUNTABLE CURB & GUTTER DETAIL**

DETAILS SHOWN NOT TO SCALE

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| CITY OF ENNIS, TEXAS<br>PUBLIC WORKS |           |            |        |
| STREETS                              |           |            |        |
| RESIDENTIAL STREET DETAILS - HMA     |           |            |        |
| NO:                                  | REVISION: | DATE:      | SHEET: |
|                                      |           | 10/13/2022 | ST-1   |

**SHEET NOTE:**  
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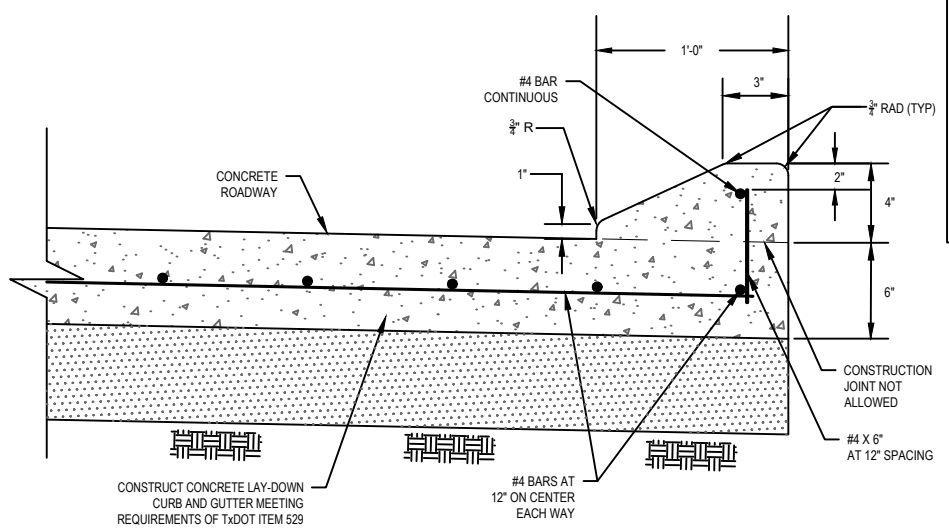


\* WATER MAINS ARE PLACED ON THE NORTH AND WEST SIDES OF THE STREETS AT A DISTANCE OF TEN FEET (10') FROM THE CENTERLINE OF THE STREET UNLESS OTHERWISE APPROVED BY THE CITY

**CONCRETE PAVING NOTES**  
 CONCRETE SHALL BE 4,000 PSI AT 28 DAYS.  
 -AN ENGINEERED PAVEMENT DESIGN SHALL BE PERFORMED TO DETERMINE THE PAVEMENT THICKNESS AND REQUIRED REINFORCEMENT. THE DETAILS GIVEN IN THE TYPICAL SECTION ARE MINIMUM REQUIREMENTS.  
 -EXPANSION JOINTS SHALL BE PLACED IN THE CURB AND GUTTER AT 200' INTERVALS AND AT INTERSECTION RETURNS AND OTHER RIGID STRUCTURES, OR AS OTHERWISE SPECIFIED BY THE ENGINEER.  
 -CURB SAWED JOINTS SHALL BE PLACED TO MATCH THE PAVEMENT JOINTS. DEPTH OF SAWCUT SHALL BE 1/4 THE THICKNESS OF THE CURB, AND EXTEND TO THE BACK OF THE CURB.

**SUBGRADE NOTES:**  
**LIME-TREATED SUBGRADE:**  
 - THE STABILIZED SUBGRADE SHALL EXTEND ONE FOOT (1') BEYOND THE PROPOSED STREET WIDTH ON BOTH SIDES. FOR EXAMPLE ON A PROPOSED 30 FOOT WIDE STREET THE SUBGRADE SHALL BE WORKED AT A 32 FOOT WIDTH.  
 - THE SUBGRADE SHALL BE TREATED WITH LIME AT A RATE OF 6% BY WEIGHT AND MIXED WET. THE TREATED AREA SHALL BE KEPT MOIST FOR 4 DAYS OF OBSERVATION/MELLOWING PERIOD. AN ASPHALTIC SEAL COAT MAY BE APPLIED TO ASSIST IN KEEPING THE MOISTURE CONTENT STABLE IF APPROVED BY THE CITY.  
 - THE STABILIZED SUBGRADE SHALL BE SCARIFIED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT. PER TxDOT ITEMS 132, 260 AS APPROPRIATE.  
 - PROOF ROLLING OF THE FINISHED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK MAY BE REQUIRED AND WITNESSED BY THE CITY INSPECTORS IMMEDIATELY PRIOR TO PLACEMENT OF FLEXIBLE BASE MATERIAL.  
 - ALL TESTING SHALL BE AT THE DEVELOPER'S EXPENSE AND COMPLETED BY A TESTING LABORATORY APPROVED BY THE CITY AND WITH CURRENT AASHTO ACCREDITATION THAT DEMONSTRATES THE LABORATORY'S CAPABILITIES TO PERFORM APPLICABLE TEST PROCEDURES.  
 - THE CITY MAY PERIODICALLY REQUIRE ADDITIONAL TESTS TO ASSIST THEM IN EVALUATING THE QUALITY OF WORK AND CONTRACTOR'S PERFORMANCE.  
**FLEXIBLE BASE SUBGRADE**  
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 - MATERIAL AND INSTALLATION SHALL COMPLY WITH TxDOT ITEM 247, GRADE 1-2.  
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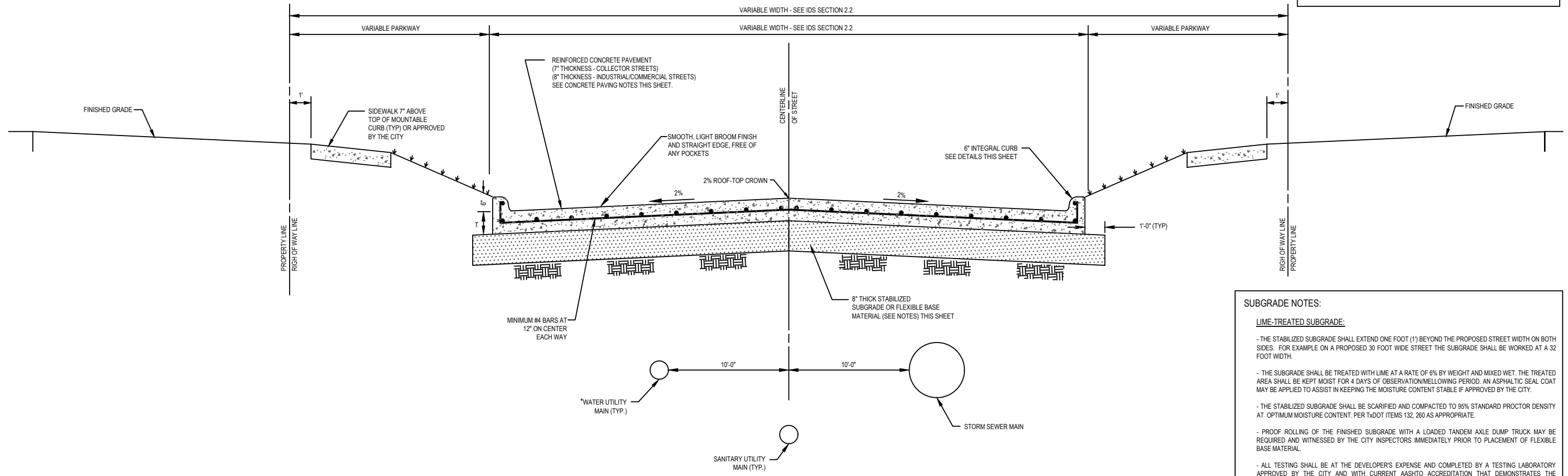
**RESIDENTIAL STREET CONCRETE SECTION**



**MOUNTABLE CURB & GUTTER DETAIL**

DETAILS SHOWN NOT TO SCALE

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| CITY OF ENNIS, TEXAS<br>PUBLIC WORKS  |           |            |        |
| STREETS                               |           |            |        |
| RESIDENTIAL STREET DETAILS - CONCRETE |           |            |        |
| NO:                                   | REVISION: | DATE:      | SHEET: |
|                                       |           | 10/13/2022 | ST-2   |



**INDUSTRIAL/COMMERCIAL AND COLLECTOR STREET TYPICAL SECTION**

**SHEET NOTE:**  
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**SUBGRADE NOTES:**

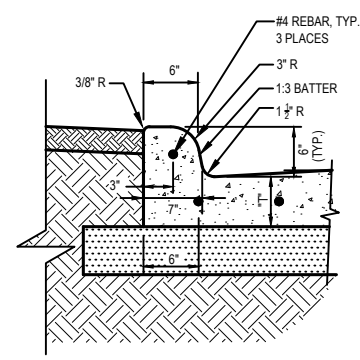
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  - THE SUBGRADE SHALL BE TREATED WITH LIME AT A RATE OF 6% BY WEIGHT AND MIXED WET. THE TREATED AREA SHALL BE KEPT MOIST FOR 4 DAYS OF OBSERVATION/MELLOWING PERIOD. AN ASPHALTIC SEAL COAT MAY BE APPLIED TO ASSIST IN KEEPING THE MOISTURE CONTENT STABLE IF APPROVED BY THE CITY.
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  - ALL TESTING SHALL BE AT THE DEVELOPER'S EXPENSE AND COMPLETED BY A TESTING LABORATORY APPROVED BY THE CITY AND WITH CURRENT AASHTO ACCREDITATION THAT DEMONSTRATES THE LABORATORY'S CAPABILITIES TO PERFORM APPLICABLE TEST PROCEDURES.
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\* WATER MAINS ARE PLACED ON THE NORTH AND WEST SIDES OF THE STREETS AT A DISTANCE OF TEN FEET (10') FROM THE CENTERLINE OF THE STREET UNLESS OTHERWISE APPROVED BY THE CITY

**CONCRETE PAVING NOTES**

CONCRETE SHALL BE 4,500 PSI AT 28 DAYS.

- AN ENGINEERED PAVEMENT DESIGN SHALL BE PERFORMED TO DETERMINE THE PAVEMENT THICKNESS AND REQUIRED REINFORCEMENT. THE DETAILS GIVEN IN THE TYPICAL SECTION ARE MINIMUM REQUIREMENTS.
- EXPANSION JOINTS SHALL BE PLACED IN THE CURB AND GUTTER AT 200' INTERVALS AND AT INTERSECTION RETURNS AND OTHER RIGID STRUCTURES, OR AS OTHERWISE SPECIFIED BY THE ENGINEER.
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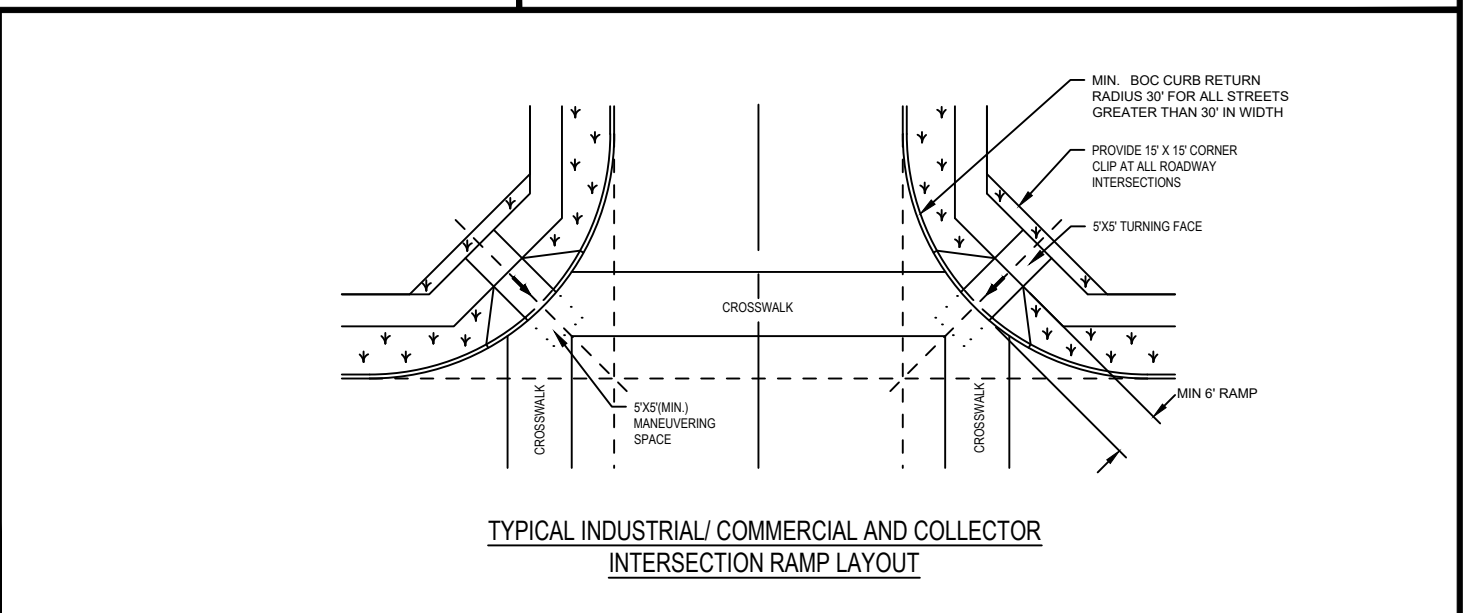
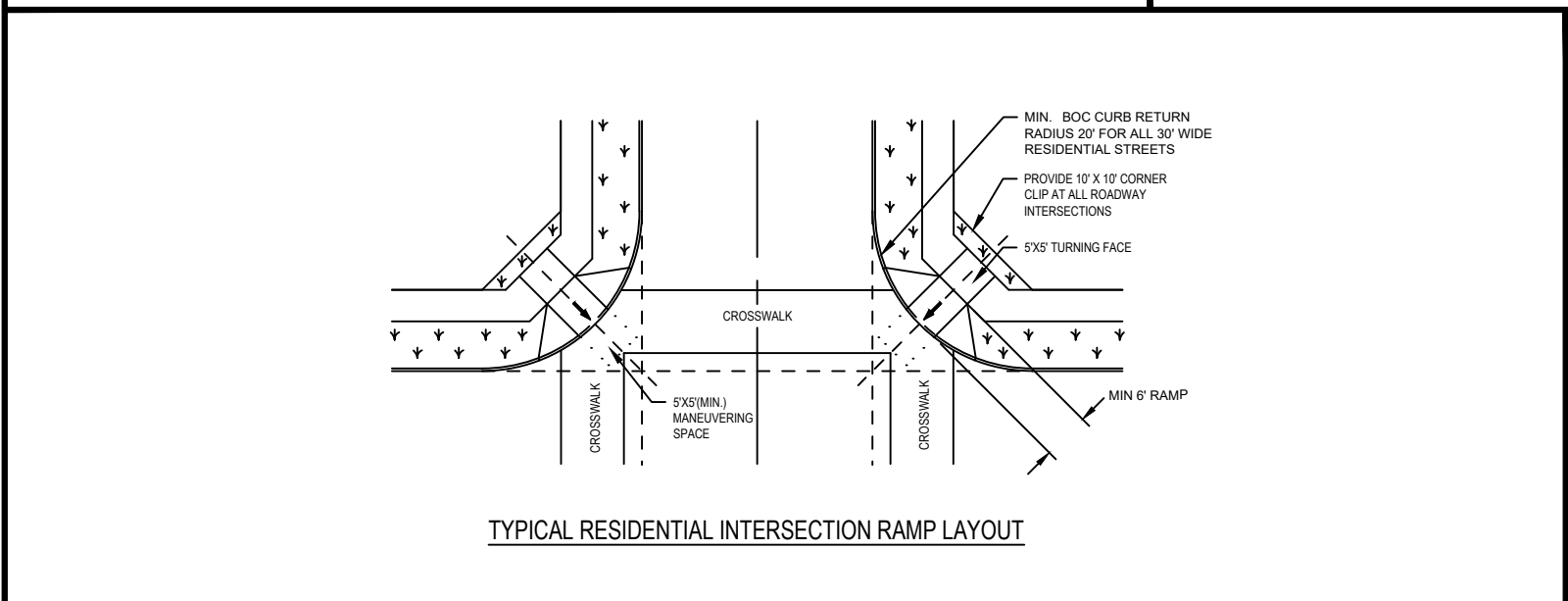
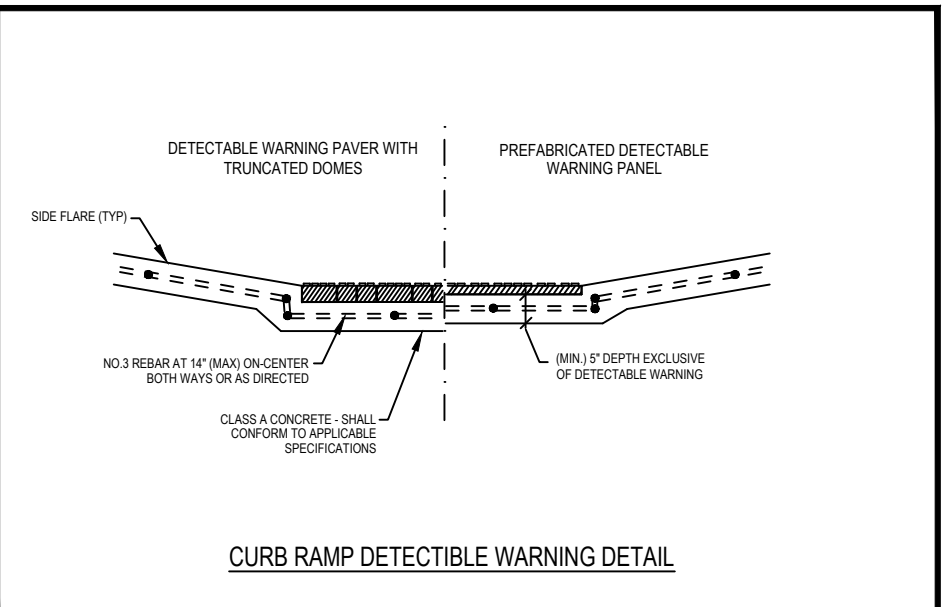
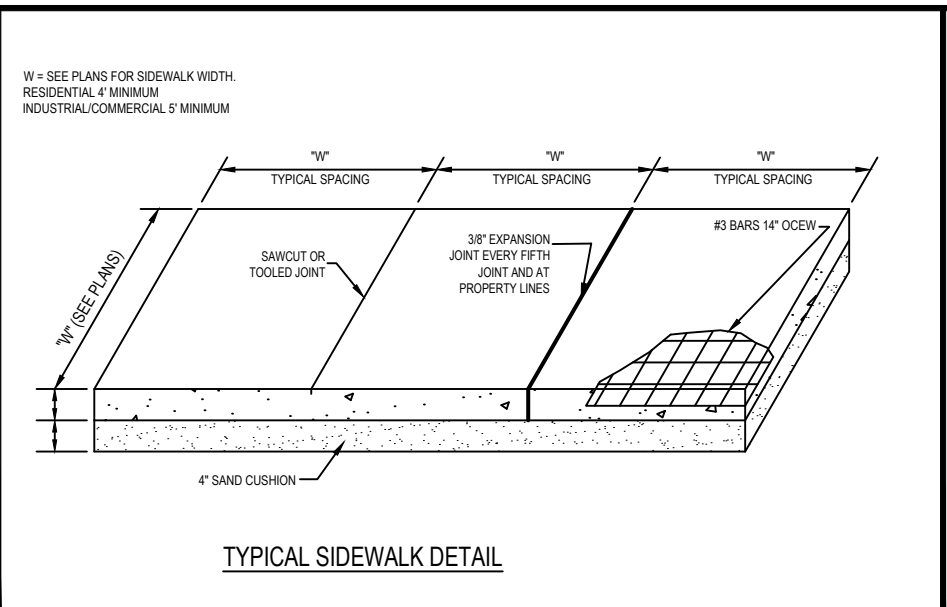
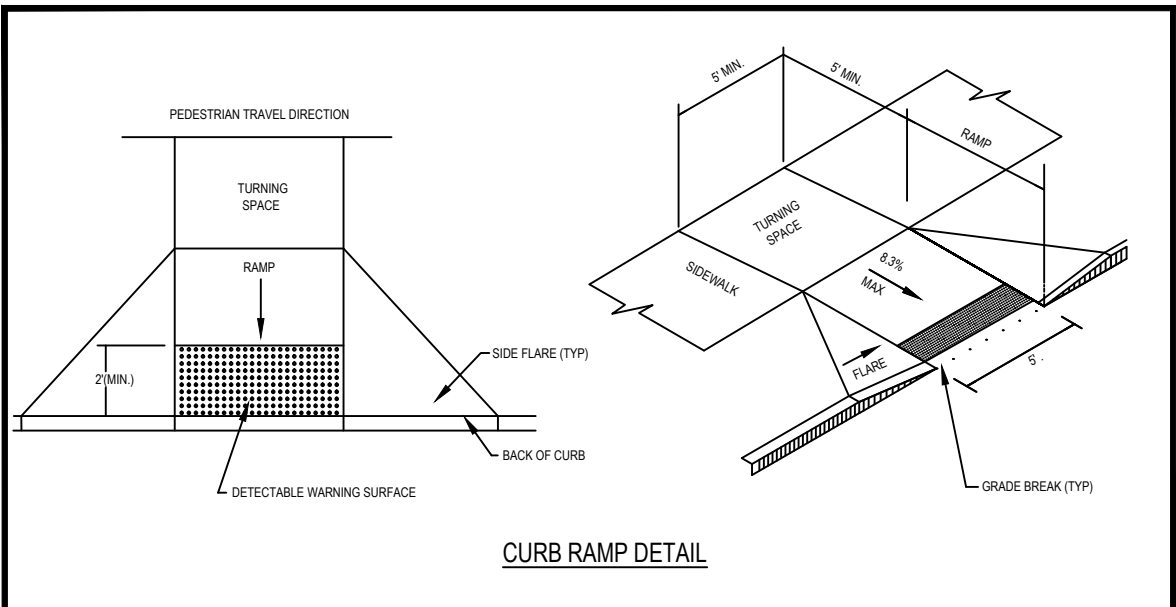


- NOTES:**
1. EXPANSION JOINTS SHALL BE CONSTRUCTED USING JOINT MATERIAL OF AN APPROVED TYPE.
  2. T= CONCRETE SECTION DEPTH
  3. SEE CONCRETE PAVEMENT NOTES FOR DETAILS

**INTEGRAL CURB & GUTTER DETAIL**

DETAILS SHOWN NOT TO SCALE

|   |           |            |        |
|---|-----------|------------|--------|
| <i>CITY OF ENNIS, TEXAS<br/>PUBLIC WORKS</i>              |           |            |        |
| <b>STREETS</b>  |           |            |        |
| <b>INDUSTRIAL/COMMERCIAL AND COLLECTOR STREET DETAILS</b> |           |            |        |
| NO:   | REVISION: | DATE:      | SHEET: |
|   |           | 10/13/2022 | ST-3   |



DETAILS SHOWN NOT TO SCALE

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|--|-----------|------------|--------|
| <i>CITY OF ENNIS, TEXAS<br/>PUBLIC WORKS</i> |           |            |        |
| <b>STREETS</b>                               |           |            |        |
| SIDEWALK AND CURB RAMP DETAILS               |           |            |        |
| NO:  | REVISION: | DATE:      | SHEET: |
|  |           | 10/13/2022 | ST-4   |

## **Connections for Wastewater**

verification in writing that the buildable area is adequate for the type of housing product (or nonresidential building) proposed for that lot. Final approval of the allowed buildable area for any lot shall be by the Administrator.

- (4) On-Site Easements Shown on Plat: For new development, all necessary on-site easements shall be established on the Plat and not by separate instrument, and they shall be labeled for a purpose, such as for franchised public utilities. Other examples include, but are not limited to, the following: a drainage easement, which is dedicated to the city for a drainage structure; an access easement, which is dedicated to the public for unrestricted access purposes; a fire lane easement, which is dedicated to the city and its fire suppression and emergency medical service providers for access purposes; and an electrical, gas, or telephone easement which is dedicated to the specific utility provider that requires the easement.
- (5) Visibility Triangles: Visibility triangles meeting the standards in **Article VII** shall be designated as visibility easements on the plat.
  - (a) The maximum height of fences, walls, signs, and other similar fixed items shall be 30 inches within the visibility easement.
  - (b) Landscaping: All landscaping (and any other fixed feature) within the triangular visibility easement shall be designed to provide unobstructed cross-visibility at a level between 30 inches and eight feet. A limited number of single-trunked trees may be permitted in this area provided they are trimmed in such a manner that no limbs or foliage extend into the cross-visibility area. Landscaping, except grass and low ground cover, shall not be located closer than three feet from the edge of any street pavement.

#### 9.4.4 Water and Wastewater Utilities

- (1) Connections for Water: All new Subdivisions shall be connected with the city's water system or other public water supply system approved by TCEQ. The water system shall be capable of providing water for health and emergency purposes, including fire protection. The design and construction of water system shall comply with the following standards:
  - (a) Applicable regulations of the Texas Commission on Environmental Quality (TCEQ).
  - (b) Standards in the city's Infrastructure Design Standards.
  - (c) Fire protection and suppression standards in accordance with the city's policies and ordinances including Fire Code adopted by the city. Additional development will not be allowed without water pressure meeting these standards.
- (2) Connections for Wastewater:
  - (a) All new subdivisions shall be served by a wastewater collection and treatment system authorized and permitted by the TCEQ, except as provided below. The design and construction of the wastewater system improvements shall be in accordance with the standards in the City's Infrastructure Design Standards, and in accordance with TCEQ standards.
  - (b) On-site sewage facilities such as septic or aerobic systems may be

permitted where each lot is one acre or more in area, if the subdivision is 1,000 feet or more from a connection to a wastewater collection system. They shall meet the city's adopted standards for on-site sewage facilities.

- (3) Subdivider Responsibilities: The Subdivider shall be responsible for the following:
  - (a) Phasing of development or improvements in order to maintain adequate water and wastewater services
  - (b) Extensions of utility lines (including any necessary on-site and off-site lines) to connect to existing utility mains of adequate capacity
  - (c) Providing and/or procuring all necessary easements for the utilities (whether on-site or off-site)
  - (d) Providing proof to the city of adequate water and wastewater service
  - (e) Providing for future expansion of the utilities if such will be needed to serve future developments, subject to the city's policies, if applicable
  - (f) Providing all operations and maintenance of the private utilities, or providing proof that a separate entity will be responsible for the operations and maintenance of the utilities
  - (g) Providing all fiscal security required for the construction of the utilities
  - (h) Obtaining approvals from the applicable utility providers if other than the city
  - (i) Complying with all requirements of the utility providers, including the city
- (4) Location of Lines: Extension of water and wastewater lines shall be made along the entire frontage of the subdivision adjacent to a street or thoroughfare in rights-of-way or dedicated Easements.
  - (a) If the subdivision is not adjacent to a thoroughfare, the extension of utilities shall be to the edge of the Subdivision's perimeter property line adjoining any undeveloped property or accomplished in such a manner as to allow future connections to said utilities by new subdivisions.
  - (b) If new subdivisions are not likely to be developed beyond the proposed subdivision (due to physical constraints), the Administrator may waive the requirement for adjacent utility line construction at the time of Preliminary Plat approval and prior to construction of the subdivision.
  - (c) The city shall determine the location and routing of water and sewer extensions and shall retain the authority to reject any extension not deemed to be in the best interest of the city.
- (5) Utilities Not Specified: Installation, operations and maintenance of utilities not specifically referenced herein shall comply with regulations of the TCEQ and with any other applicable State rules and regulations, whichever is the most stringent.
- (6) Dead-End Water Lines
  - (a) Dead-end water lines should be avoided, but when deemed necessary, they should be extended to, and then through, the property sought to be subdivided.
  - (b) All dead-end water lines shall be valved and provided with a valve and fire hydrant located at the extreme end of the line instead of the blow-off mechanism for their flushing, in accordance with current city

D.1.

ARTICLE VII. - ON-SITE SEWAGE DISPOSAL

*Footnotes:*

--- (6) ---

**Editor's note**— Ord. No. 06-07-05, §§ 4—14, adopted July 17, 2006, amended art. VII in its entirety to read as herein set out. Formerly, said article pertained to similar subject matter as enacted by Ord. No. 94-4-4, adopted Feb. 21, 1994.

Sec. 18-401. - Conflicts.

This article repeals and replaces any other on-site sewage facility ordinance for the city including Ordinance 94-2-2 and Ordinance 94-5-1.

(Ord. No. 06-07-05, § 4, 7-17-06)

Sec. 18-402. - Adopting Chapter 366.

The city clearly understands that there are technical criteria, legal requirements, and administrative procedures and duties associated with regulating on-site sewage facilities, and will fully enforce Chapter 366 of the Texas Health and Safety Code (H&SC) and Chapters 7 and 37 of the Texas Water Code (TWC), and associated rules referenced in section 18-405 of this article.

(Ord. No. 06-07-05, § 5, 7-17-06)

Sec. 18-403. - Area of jurisdiction.

The rules shall apply to all the area lying within the incorporated limits of Ennis, Texas.

(Ord. No. 06-07-05, § 6, 7-17-06)

Sec. 18-404. - On-site sewage facility rules.

Any permit issued for an on-site sewage facility within the jurisdictional area of Ennis, Texas must comply with the rules adopted in section 18-405 of this article.

(Ord. No. 06-07-05, § 7, 7-17-06)

Sec. 18-405. - On-site sewage facility rules adopted.

The rules, Title 30 Texas Administrative Code (TAC) §§ 285.1—285.91 and TAC 30, attached hereto, promulgated by the Texas Commission on Environmental Quality for on-site sewage facilities are hereby adopted, and all officials and employees of Ennis, Texas having duties under said rules are authorized to perform such duties as are required of them under said rules.

(Ord. No. 06-07-05, § 8, 7-17-06)

Sec. 18-406. - Incorporation by reference.

D.1.

The rules, 30 TAC Chapters 30 and 285 and all future amendments and revisions thereto are incorporated by reference and are thus made a part of these rules. A copy of the current rules are attached to these rules as Appendix I.

(Ord. No. 06-07-05, § 9, 7-17-06)

Sec. 18-407. - Amendments.

The City of Ennis, Texas wishing to adopt more stringent rules for its on-site sewage facility ordinance understands that the more stringent conflicting local rule shall take precedence over the corresponding Texas Commission on Environmental Quality requirement. Listed below are the more stringent rules adopted by Ennis, Texas:

No conventional septic tanks shall be allowed within the incorporated city limits of Ennis, Texas, unless the applicant owns ten (10) acres or more which shall be serviced by a single conventional septic tank. State approved alternative on-site sewage disposal systems shall be allowed only on lots of one (1) acre or more, provided all other subdivision and building ordinances are observed and an organized sewage system is not located within five hundred (500) feet of the subject real property.

(Ord. No. 06-07-05, § 10, 7-17-06)

Sec. 18-408. - Duties and powers.

The OSSF Inspector of Ennis, Texas, must be certified by the Texas Commission on Environmental Quality before assuming the duties and responsibilities.

(Ord. No. 06-07-05, § 11, 7-17-06)

Sec. 18-409. - Collection of fees.

All fees collected for permits and/or inspections shall be made payable to Ennis, Texas.

(Ord. No. 06-07-05, § 12, 7-17-06)

Sec. 18-410. - Appeals.

Persons aggrieved by an action or decision of the designated representative may appeal such action or decision to the City Commission of Ennis, Texas.

(Ord. No. 06-07-05, § 13, 7-17-06)

Sec. 18-411. - Penalties.

This article adopts and incorporates all applicable penalty provisions related to on-site sewage facilities, which includes, but is not limited to, those found in Chapters 341 and 366 of the Texas Health and Safety Code, Chapters 7, 26, and 37 of the Texas Water Code and 30 TAC Chapter 30 and 285.

(Ord. No. 06-07-05, § 14, 7-17-06)

## **Subdivision Perimeter Fencing**

- i. The screen will withstand the pressures of time and nature
  - ii. The screen adequately accomplishes the purpose for which it was intended
  - iii. Plans shall be sealed by a registered engineer or they shall conform to the city's standard design for screening walls including engineered footings
- (c) Such screen shall be constructed prior to the issuance of a certificate of occupancy for any building or portion thereof.
  - (d) The areas adjacent to the required screening wall, or areas adjacent to a public street or right-of-way, shall be maintained by the property owner in a clean and orderly condition, free of debris and trash in accordance with the applicable codes of the city.

### 7.3.4 Single Family, Duplex and Townhome Residential Fencing

#### (1) APPLICABILITY

- (a) These standards are applicable in the A, RE, R-10, R-7, R-5, NC, D, TH, and MH zoning districts.
- (b) These standards shall also apply to Planned Development and Regional Mixed Use zoning districts unless alternative fence design standards are established through development specific ordinances.
- (c) Standards in Section 7.3.4 (2) are applicable to replacement and new residential fences.

#### (2) RESIDENTIAL FENCING TYPES

Residential fencing standards are divided into two main categories: perimeter fencing and privacy fencing. Perimeter fencing is required to be completely installed by the developer for the boundary of the approved final plat in the areas as set forth below in Section 7.3.4 (2) (a), prior to the issuance of a building permit. Privacy fencing is an option left up to the builder or homeowner, but if built it shall follow the standards in Section 7.3.4 (2) (b) and (c).

- (a) **Subdivision Perimeter Fencing:** In the interest of public safety and privacy, perimeter fencing, meeting the standards in this section, shall be required on lots where the rear and/or side yards are adjacent to a highway frontage road, arterial, or collector as identified on the city's most recently adopted Thoroughfare Plan. Along all other streets, perimeter fencing shall be optional, but if provided, standards in this section shall apply.

- i. **Height:** Six feet minimum and eight feet maximum as measured from the highest adjacent grade within ten feet of the fence. In order to create variation in the design of the fence, at certain locations for no more than 10 percent of the total linear length of the fence, the height may be increased to 10 feet.

- ii. **Approved Materials:** 100 percent masonry (brick, stone, architecturally finished reinforced concrete), or any other sustainable material with more than 30-year life expectancy to give a long lasting, aesthetically pleasing appearance. Materials should preferably have a low maintenance factor and be complemented with landscaping, where appropriate.

- iii. Any fencing along parks/open space shall meet the requirements of 7.3.4 (2) (d).

- iv. Structural footings of masonry fencing must be engineered.
  - v. Prohibited Materials: Chain link, vinyl, and wood fencing are prohibited.
  - vi. Design: Adjacent to major thoroughfares, the fence should be curved or angled at corner locations to accommodate appropriate visibility and add variety. Wall sections greater than 50 feet in length should incorporate at least one of the following design features that are proportionate to the fence length:
    - (i) A minimum one foot change in a fence, the fence should be curved or angled at corner locations to accommodate appropriate visibility Use of columns at 35-foot intervals;
    - (ii) Any other feature, approved by the Administrator that provides adequate relief from the monotony of a continuous fence
  - vii. Construction Standard: It is intended that all fences erected pursuant to this section be constructed in such a manner to last 30 years with minimal maintenance required during said period. As such, all fences required by this section shall conform to the following minimum standards:
    - (i) The Administrator and/or the Building Inspection Department shall approve plans and specifications for fences and foundations. Such plans and specifications shall be submitted at the same time as construction plans for other subdivision infrastructure improvements are required.
    - (ii) Fences shall be located on or within the private property and outside of the public right-of-way. Fences may be in an offset configuration as long as there is no encroachment into the right of way.
    - (iii) The material, color, and design of fences shall be as specified within an approved preliminary plat.
    - (iv) All fences shall be placed outside any utility easements unless otherwise allowed in writing by the utility company or franchisee.
  - viii. It shall be the responsibility of any person, firm, corporation or other entity who shall own or occupy any lot or lots on which a fence was constructed pursuant to the terms of this section to adequately maintain the fence and to prevent it from becoming dilapidated or unsightly, unless otherwise specified as the responsibility of a mandatory homeowners association or other entity. Failure to maintain a fence or screening wall shall be considered a violation of this Ordinance.
- (b) Privacy Fencing in A and RE zoning districts:
- i. Height: The height shall not exceed six feet measured from the highest adjacent grade within ten feet of the fence
  - ii. Approved Materials
    - (i) Post (metal, wood, or masonry) and rail (metal or wood) construction
    - (ii) Pipe and cable construction
    - (iii) Pipe rail
    - (iv) Woven wire
- Note: Structural footings of masonry fencing must be engineered.
- iii. Prohibited Materials

## **Conflicting Provisions**

| Table 1.7-1: Zoning District Conversions |   |
|--|---|
| Old Zoning Categories                    | New Zoning District Classifications     |
| Special Districts                        | H-IM Heavy Industrial and Manufacturing |
| CA Central Area                          |   |
| -  | PD Planned Development District         |
| -  | KC Kaufman Corridor District            |
| LLR Local Lakeside Retail                | RMU Regional Mixed Use District         |
| BP Business Park Overlay                 | -                                       |
| PC Private Club                          | -                                       |
| Overlay Districts                        | -                                       |
| New Overlay Districts                    |   |
| -  | Neighborhood Historic Overlay District  |
| -  | HD Historic Downtown Overlay District   |

## 1.8 MINIMUM REQUIREMENTS

This ordinance establishes minimum requirements for the establishment of public health, safety, and welfare.

## 1.9 CONFLICTING PROVISIONS

### 1.9.1 Harmonious Development

The City of Ennis intends that all provisions of this ordinance be construed harmoniously. When two or more provisions of this ordinance may appear to be in conflict, the Administrator shall construe such provisions in such a manner, if possible, as to give effect to both by harmonizing them with each other. In cases of conflict, the Administrator shall make an interpretation as to which provision governs.

### 1.9.2 Conflict with Other Public Laws, Ordinances, Regulations, or Permits

This ordinance is intended to complement other city, state, and federal regulations that affect land use. This ordinance is not intended to revoke or repeal any other public law, ordinance, regulation, or permit. However, where conditions, standards, or requirements imposed by any provision of this ordinance are either more restrictive or less restrictive than comparable standards imposed by any other public law, ordinance, or regulation, the provisions that are more restrictive or that impose higher standards or requirements, as long as the City of Ennis is not preempted by such laws, as determined by the Administrator, shall govern.

### 1.9.3 Conflict with Agreements between Private Parties

This ordinance is not intended to revoke or repeal any easement, covenant, or other agreements between private parties. However, where the regulations of this ordinance are more restrictive or impose higher standards or requirements than such easement, covenant, or other agreements between private parties, then the requirements of this

ordinance shall govern. Nothing in this ordinance shall modify or repeal any private covenant or deed restriction, but such covenant or restriction shall not excuse any failure to comply with this ordinance. In no case shall the City of Ennis be obligated to enforce the provisions of any easements, covenants, or agreements between private parties, unless the city is a party to such agreements and only if the city decides, in its sole discretion, to pursue enforcement action.

## **1.10 SEVERABILITY**

### **1.10.1 Generally**

It is expressly declared that this ordinance and each section, subsection, sentence, and phrase would have been adopted regardless of whether one or more portions of this ordinance is declared invalid or unconstitutional.

- (1) If any section, subsection, sentence, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction for any reason, the remaining portions of this ordinance shall not be affected.
- (2) If any court of competent jurisdiction invalidates the application of any provision of this ordinance, then such judgment shall not affect the application of that provision to any other building, structure, or use not specifically included in that judgment.
- (3) If any court of competent jurisdiction judges invalid any condition attached to the approval of an application for development, then such judgment shall not affect any other conditions or requirements attached to the same approval that are not specifically included in that judgment.

## **Specific Review Procedures**

### 3.3 SPECIFIC REVIEW PROCEDURES

#### 3.3.1 Zoning Map Amendment (Rezoning) and Zoning UDO Text Amendment

- (1) **APPLICABILITY AND JURISDICTION:** All zoning map amendment (rezoning) and zoning related UDO text amendments require a public review process that includes public hearings at the P&Z and City Commission. The City Commission shall be the final authority for approval of these applications after a recommendation by the P&Z. The procedures for all zoning map amendment (rezoning) and UDO text amendment applications shall be as follows (see Figure 3.3-1)
- (2) **PRE-APPLICATION MEETING:** per Section 3.2.3. Any of the following parties may initiate a policy related application request:
  - (a) The City Commission on its own motion, or on petition of an interested property owner
  - (b) The Administrator
- (3) Application Submittal per Section 3.2.4
- (4) Completeness Determination per Section 3.2.4
- (5) Application Review per Section 3.2.5
- (6) Notice procedures for the type of application per Section 3.2.6 (see Table 3.2-1)
- (7) **Approval Procedure:**
  - (a) **Planning and Zoning Commission Action:** The P&Z shall hold a public hearing on any zoning change or policy related application. The Commission shall forward a report that may recommend approval, approval with conditions, or denial, of the application and forward it to the City Commission.
  - (b) **Action by City Commission:** The City Commission has final authority to approve, approve with conditions, or deny any proposed zoning change or policy related application request.
- (8) **Additional Review and Approval Criteria:** Table 3.3-1 shall establish additional review and approval criteria for the Administrator, the P&Z and City Commission for different policy related applications.

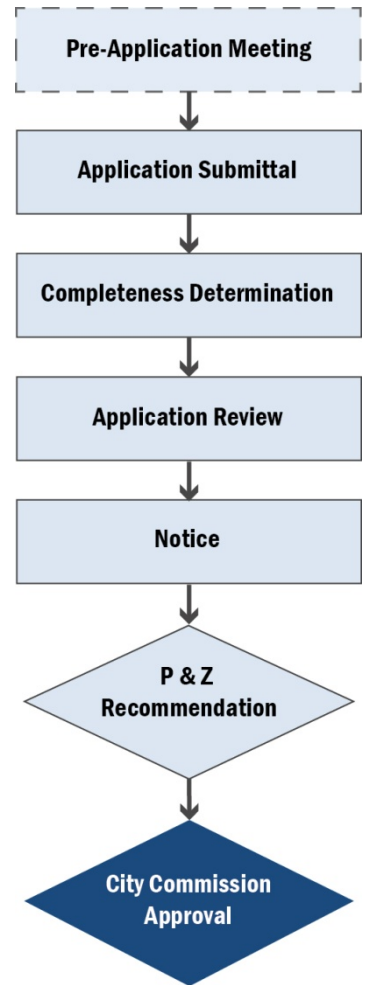


Figure 3.3-1: Zoning Change and Zoning Text Amendment Procedures

| Table 3.3-1: Additional Standards and Criteria for Policy Related Applications |   |
|--|---|
| Application  | Additional Review Standards & Approval Criteria   |
| <b>UDO Zoning Text Amendment</b>   | <p><b><i>Planning and Zoning Commission and City Commission Criteria</i></b></p> <ul style="list-style-type: none"> <li>i. Any of the general approval criteria in Section 3.2.7 (2).</li> <li>ii. Whether the proposed amendment is supported by sound planning principles.</li> <li>iii. Whether the proposed amendments implement specific policies in the city’s adopted Comprehensive Plan.</li> <li>iv. Whether the amendment promotes the public health, safety, &amp; welfare.</li> <li>v. Whether the amendment corrects an error or omission made when this Ordinance was adopted or last amended.</li> <li>vi. Whether the amendment is otherwise in the best interest of the city</li> <li>vii. Any other factors required or allowed by Texas law</li> </ul>   |
| <b>Zoning Change</b>   | <p><b><i>Planning and Zoning Commission and City Commission Criteria</i></b></p> <ul style="list-style-type: none"> <li>i. As a legislative decision, the decision of a zoning change is subject to the City Commission’s discretion. The P&amp;Z and City Commission may consider any or all of the following factors, along with any other relevant facts or circumstances:               <ul style="list-style-type: none"> <li>a. The Comprehensive Plan and other adopted plans</li> <li>b. The character of the surrounding neighborhood</li> <li>c. Any other factors required or allowed by Texas law and case law</li> </ul> </li> <li>ii. Protest Petition: In the case of a valid protest petition the rules covering protest petitions in the Texas Local Government Code Chapter 211 shall apply. The Administrator may prescribe the forms to be used for protest petitions.</li> <li>iii. A Concept Plan shall be required with any zoning change request to either the RMU Regional Mixed Use or PD Planned Development Districts.</li> </ul> |

**3.3.4 Concept Plan**

- (1) **PURPOSE AND INTENT:** The purpose of a Concept Plan is to allow opportunity for the P&Z and City Commission to preview various development-related aspects of a project, including proposed major street patterns; land use and development patterns and trends; environmental issues and constraints; development character and design standards; conformance to the Comprehensive Plan and other adopted plans, the zoning district or PD regulations, the UDO, and other applicable plans and guidelines; and the property’s relationship to adjoining areas. Review of a Concept Plan also assists the city in evaluating the possible impacts of the proposed development in terms of provision of essential public facilities and services, respecting and preserving important natural features and the environment, provision of open space and recreational opportunities, and protecting the general health, safety and welfare of the community.
- (2) **APPLICABILITY:** Submission and approval of a Concept Plan is the first step in the approval process for all development within the RMU Regional Mixed Use and PD Planned Development Districts.
- (3) **MINIMUM ACREAGE REQUIRED:**
  - (a) All applications for new Concept Plans shall include a minimum acreage of 20 acres for RMU Districts.
  - (b) Any amendments to Concept Plans beyond administrative modifications shall be brought back through the public process for the entire acreage included in the originally approved Concept Plan.
  - (c) Minimum acreage for any additions to previously approved Concept Plans shall be 5 acres within the RMU District. The additional acreage shall be contiguous with the originally approved Concept Plan.
- (4) **REVIEW PROCEDURES:** All Concept Plans shall follow a public review process that includes public hearings at the P&Z and City Commission. The City Commission shall be the final authority for approval of these applications after a recommendation by the P&Z. The procedures for all Concept Plan applications shall be as follows (see Figure 3.3-4):
  - (a) **Pre-application Meeting:** In addition to the procedures established in Section 3.2.3, at a pre-application meeting with staff, the potential applicant shall provide a preliminary conceptual plan, which shall include, at minimum:
    - i. Proposed uses within the district (based on the zoning district standards) and their location
    - ii. Number and type of dwelling units, as applicable
    - iii. Square footage and heights of proposed nonresidential uses, as applicable
    - iv. Proposed parking capacity and configuration
    - v. Conceptual drawings of proposed structures, internal circulation systems, street and block layout of the development, and such other site information

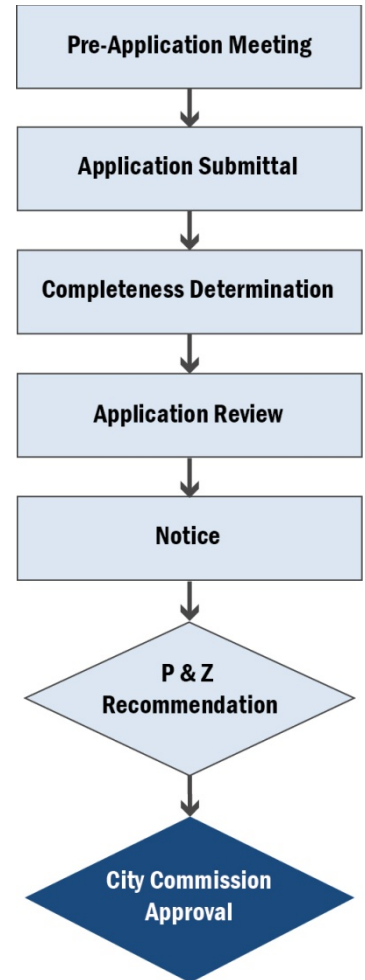


Figure 3.3-4: Concept Plan Review Procedures

- as may be required by the city
- vi. An assessment of the compatibility of the uses, building configuration and design of the proposed project with the surrounding neighborhood and future uses in the Comprehensive Plan. Include specific discussion on how land use transitions between existing and proposed development will be addressed (transition uses, buffers, screening, etc.) and any other information required by the Administrator
- (b) Application Submittal: A Concept Plan application shall include the following:
- i. A statement indicating the ownership of all interest in the property included in the Concept Plan, with the written consent of all owners.
  - ii. A master plan indicating the broad concept of the proposed development, its conformance to the zoning district standards, any sub-districts, the location of different land uses and the location of major streets, blocks, or other area devoted to each use. The Concept Plan may show the area proposed to be subdivided and platted as allowed for in this Ordinance. The plan shall indicate:
    1. Generally, where each type of use will be located in the development and the total acreage devoted to each use. Label proposed uses on the plan appropriately.
    2. Major internal circulation systems, locations of roadways, locations of trails, trail amenities, bicycle paths, etc.
    3. Areas designated for residential uses shall indicate the maximum number of dwelling units per gross acre to be permitted for each residential area proposed including sizes of building lots and types of dwelling units anticipated.
    4. Acreage and location of any open space, civic spaces and school sites including whether each open/civic space will be privately owned (common area for residents only) or dedicated to public use.
    5. A parking demand analysis for the mix of uses proposed to support the on-street and off-street parking proposed in the development.
    6. Illustrations depicting the general development character of the project including architectural renderings and elevations.
    7. Provision for public (water, sewer, storm water) and private utilities (telecommunications, natural gas, electric) as required by other articles in this Ordinance, adopted master plans and the most current version of the city's Infrastructure Design Standards.
  - iii. In the case of Concept Plan for a PD, if the applicant is proposing to create different development standards than the ones specified in this Ordinance, in addition to the above standards, the application shall include:
    1. Development standards and other restrictions proposed by the applicant to be applied to each sub-district or proposed use or specific area similar to standards in the zoning districts contained in this Ordinance including: building setbacks, height limits, access requirements and grade or slope restrictions, special provisions addressing sensitive areas, parking requirements, landscape requirements, architectural design standards, street graphic regulations, impervious surface and floor area ratios.
    2. Demonstrate through written explanation and graphic material, how the character of the development as a result of the modified standards will be

- superior in terms of mixed use, walkability, and landscape quality to that produced by the existing standards. Graphic material shall include building elevations, renderings, and sketches to illustrate development character and quality.
3. Graphic illustrations and written explanations of how the revised PD addresses the specific constraints and opportunities of the site and surrounding area in a superior manner to what might be accomplished without the PD standards.
    - iv. A regional location map showing the relationship of the site to connecting roadways, public utilities and adjoining land uses.
    - v. A site map illustrating site boundaries, acreage, any existing structures and existing zoning.
    - vi. A site topographic map showing any steep slopes (slopes over 10% grade at an appropriate scale), major vegetation elements, streams, rivers, ditches, and areas subject to one- hundred-year flooding.
    - vii. A non-binding development schedule indicating the improvements included in each phase and the approximate dates when construction of the various stages of the development is anticipated to begin and be completed.
    - viii. Copies of any special private covenants, conditions and restrictions which will govern any use or occupancy within the development. The applicant may also impose additional covenants, conditions, and restrictions on any particular area during the subdivision process.
    - ix. Evidence that the development has been designed with consideration of the site's natural environment and the surrounding area and does not unreasonably impact wildlife, natural vegetation, or unique natural or historic features.
    - x. A daily and peak hour trip generation and directional distribution report (traffic impact analysis) by use unless the City Manager or his designee finds that the traffic to be generated by the proposed district does not warrant the preparation and submission of a study or agrees to an alternative methodology that is acceptable to the city and applicant.
    - xi. The applicant may submit any other information or exhibits which he/she deems pertinent to the evaluation of the proposed Concept Plan.
- (5) **COMPLETENESS DETERMINATION:** A Concept Plan application requires the submission of a complete Concept Plan described in Section 3.3.4 (4)(b) above, information outlined in Section 3.2.4, and a completed application form provided by the Zoning Administrator. The Administrator shall make a completeness determination within 14 days of the date of the Submittal.
  - (6) **APPLICATION REVIEW:** Per Section 3.2.5, Section 3.3.4 (4)(b) and based on the extent to which the application meets the recommendations in the Comprehensive Plan and the specific zoning district purpose.
  - (7) **NOTICE:** Notice procedures for Concept Plan applications must be completed as described in Section 3.2.6 (see Table 3.2-1).
  - (8) **APPROVAL PROCEDURES:**
    - (a) **Action by the Planning and Zoning Commission:** The P&Z shall hold a public hearing on any Concept Plan. The Commission shall approve, approve with conditions, or deny the application and forward its report and recommendation

to the City Commission. If the Concept Plan is submitted with a zoning change application, the public hearing for the Concept Plan may be combined with the public hearing for the zoning change.

- (b) Action by the City Commission: The City Commission has final authority to approve, approve with conditions, or deny any Concept Plan applications.
- (c) Review and Approval Criteria: General criteria in Section 3.2.7(2) and this Section shall establish the review and approval criteria for the Administrator, the P&Z and City Commission for Concept Plan applications.
  - i. The Concept Plan addresses a unique situation, confers a substantial benefit to the city, or incorporates creative site design such that it achieves the purposes of this Ordinance and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. Such improvements in quality may include but are not limited to: improvements in open space and trail provisions and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; and/or mix of uses or innovative housing types.
  - ii. The development shall have appropriate transitions to the surrounding area, with adequate standards to mitigate any potentially negative impacts.
  - iii. Streets within the development shall provide adequate internal circulation for a variety of modes of transportation as well as connect to the city's overall system to provide a seamless, multi-modal network.
  - iv. Streets shall be designed to create a pleasant walking and biking environment with on- street parking where appropriate and streetscape enhancements.
  - v. Cul-de-sacs shall be prohibited unless natural features such as topography or stream corridors prevent a connection as determined by the Administrator.
  - vi. Stub streets may be required where a street is likely to be extended into adjoining undeveloped property.
  - vii. The Concept Plan shall provide common open space per the requirements of the zoning district standards and adequate in terms of location, accessibility and usability, area and type of the common open space, and in terms of the uses permitted in the development. The development shall ensure optimum preservation of the natural features of the terrain.
  - viii. The Concept Plan demonstrates compliance with all of the requirements of the applicable development regulations. The Concept Plan may not authorize exceptions to the minimum requirements of any applicable development regulation unless the underlying zoning is amended through the zoning change process.
- (9) CONCEPT PLAN APPROVAL: The approved Concept Plan with all the associated exhibits shall be tied to the zoning application to the PD or Regional Mixed Use Districts. The approved PD or Regional Mixed Use zoning, the respective approved Concept Plans, all exhibits, and any associated development agreements together establish the uses permitted, character of the development, and any modifications to the zoning regulations which are applicable through the rezoning process.
- (10) AMENDMENTS TO APPROVED CONCEPT PLANS: Amendments to previously approved concepts plans may be classified as Major or Minor amendments. Table 3.3-2 classifies major and minor amendments.

- (a) Major Amendments: Major amendments to approved Concept Plans shall be reviewed, processed, and approved in the same manner as required for the originally approved Concept Plan, including all notice and citizen participation requirements and recommendation by the P&Z and consideration by City Commission.
- (b) Minor Amendments: Minor amendments to an approved Concept Plan are administrative requests and may be approved, approved with conditions, or denied by the Administrator. A minor amendment may be approved administratively so long as the amendment does not constitute, as determined by the Administrator, a substantial alteration of the fundamental nature and character of the approved Concept Plan. Minor amendments may not alter the terms of applicable development agreements or be contrary to any applicable ordinance. If the Administrator denies the amendment, the applicant may appeal the denial and the amendment shall be treated as a Major Amendment.

| Table 3.3-2: Major and Minor Amendments for Concept Plans  |   |       |       |  |
|--|---|-------|-------|--|
| Type of Concept Plan Amendment   | Scale of Amendment  | Major | Minor | Comments   |
| <b>LAND USES</b>   |   |       |       |  |
| Addition of new principal land use currently not allowed in the development  | Any request   | ■     |       |  |
| Change to permitted land uses in any location  | Any change that affects overall PD density or intensity                           | ■     |       |  |
|  | Any change that does not affect overall PUD density or intensity                  |       | ■     |  |
| Change to use-specific standards for permitted uses  | Any change  | ■     |       |  |
| Shift of residential dwelling units from one phase, parcel, or development unit of the project to another phase, parcel, or development unit, based on total number of residential dwelling units permitted under the approved Concept Plan  | >20% shift in dwelling units  | ■     |       | Considered a major amendment unless the Administrator finds, in writing, that the proposed transfer will have no material impact on the services and infrastructure proposed, provided for, and necessary to accommodate and serve the transferred units |
|  | 10% - 20% shift in dwelling units   | ■     | ■     |  |
| <b>DENSITY</b>   |   |       |       |  |
| Increase in the number of total residential dwelling units   | ≥5%   | ■     |       |  |
|  | <5%   |       | ■     |  |
| <b>DEVELOPMENT STANDARDS</b>   |   |       |       |  |
| Any change to the alignment of any streets shown on the Concept Plan   | ≥200' in any direction  | ■     |       | Any change in street alignment shall still maintain the connectivity to the existing street network and adjoining properties as intended in the originally approved Concept Plan   |
|  | <200' in any direction  |       | ■     |  |
| Any change that results in a decrease of planned or identified parks, trails and/or open space (including any natural areas or undisturbed open space)   | ≥5%   | ■     |       |  |
|  | <5%   |       | ■     |  |
| Any change to parking, landscape buffer, setbacks, or building design standards  | More than 10% reduction or change of any numerical standard for these elements    | ■     |       |  |
|  | No more than 10% reduction or change of any numerical standard for these elements |       | ■     |  |
| <b>GENERAL</b>   |   |       |       |  |
| Any other amendment that does not meet a minor modification threshold as listed above or any amendment that is deemed by the Administrator to make such a significant or fundamental change to the originally approved Concept Plan, which in the Administrator's judgment, should be deemed to be a major amendment | All   | ■     |       |  |

**Special Zoning Districts:  
Planned Development  
Zoning District**

## 4.5 SPECIAL ZONING DISTRICTS

### 4.5.1 General Purposes of Special Zoning Districts

The special zoning districts are intended to:

- (1) Implement the vision for key areas within the city such as Downtown, the Lake Bardwell/US 287 Neighborhoods and Kaufman Corridor.
- (2) Provide for a flexible zoning tool in the form of planned development standards intended to implement different development projects that can better respond to changing market demand.
- (3) Encourage site planning, land use planning, and architectural design that create interesting, pedestrian-friendly and walkable environments.
- (4) Maintain and enhance the city's economic base and provide shopping, entertainment and employment opportunities close to where people live and work.
- (5) Provide for a range of housing types within the context of mixed use, walkable developments to maximize long-term sustainability.

### 4.5.2 Planned Development

- (1) Purpose and Intent: The Planned Development (PD) District is established to provide an alternative to the base zoning districts and special zoning districts established in this Ordinance. The PD district is intended to accomplish the following:
  - (a) To permit greater flexibility for new development or redevelopment projects to best utilize the physical features of the particular site in exchange for greater public benefits that would otherwise be achieved through development under this Ordinance.
  - (b) To ensure that any development impact that occur through the use of greater flexibility in development standards and uses are offset by public benefits and any negative impacts are mitigated to the extent feasible so as minimize the impacts on adjoining properties.
  - (c) To encourage the provision and preservation of meaningful and usable open space.
  - (d) To encourage innovative and integrated design of buildings and uses within a larger master planned context of the PD district.
- (2) Review Procedures: The review and approval procedures in **Article III: Review Procedures** under Concept Plans, Development Plan, and Site Plan shall apply.

### 4.5.3 Downtown District

- (1) The standards in Downtown District in **Article VI: Building and Urban Design Standards** shall form the exclusive regulations for all development within the boundary of the Downtown District.

The area defined as the Downtown District is illustrated in Figure 4.6-1.

# 2ft Contours



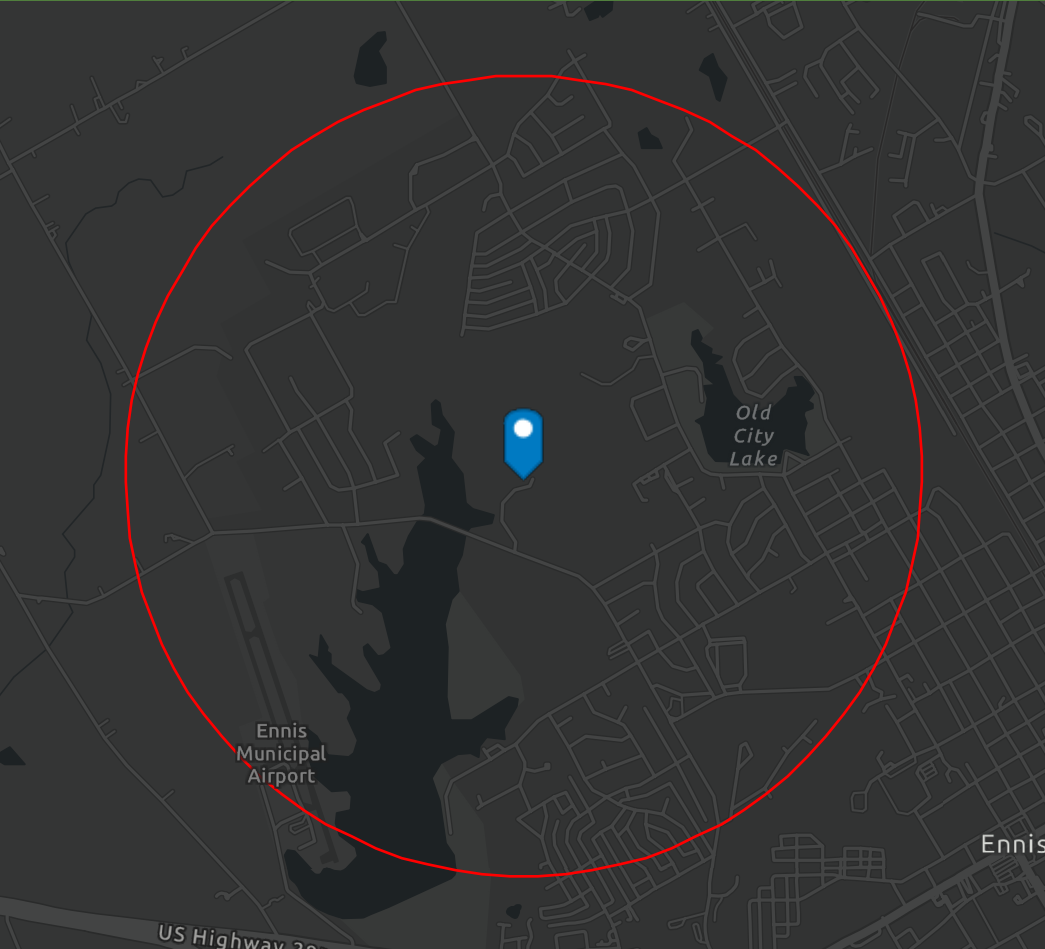
## Legend

 Parcels



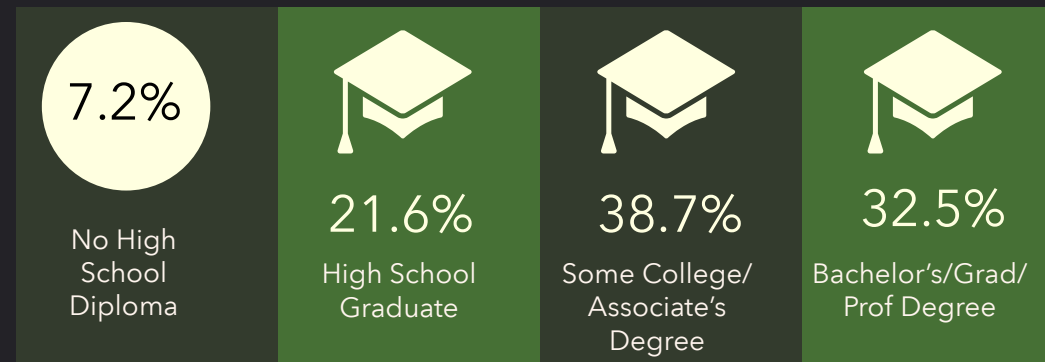
# DEMOGRAPHIC PROFILE

-10759448.28, 3807825.45 (1-mile Ring)  
Ring: 1 mile Distance

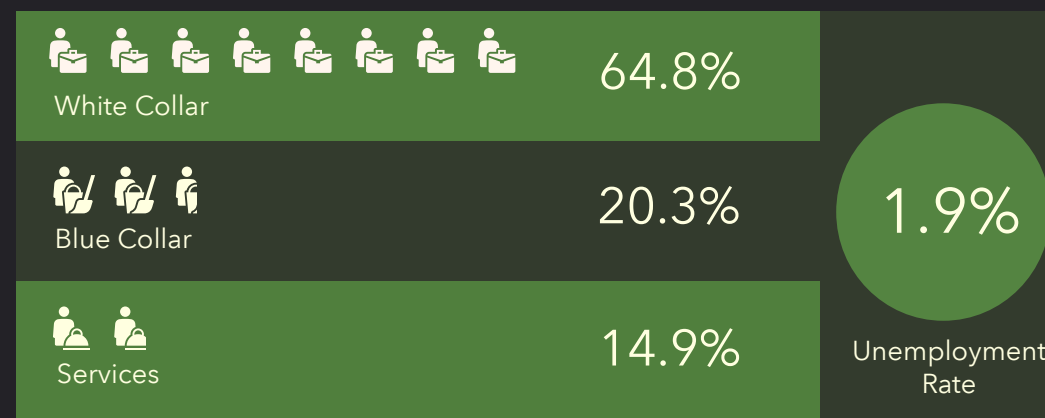


Source: This infographic contains data provided by Esri (2025, 2030).  
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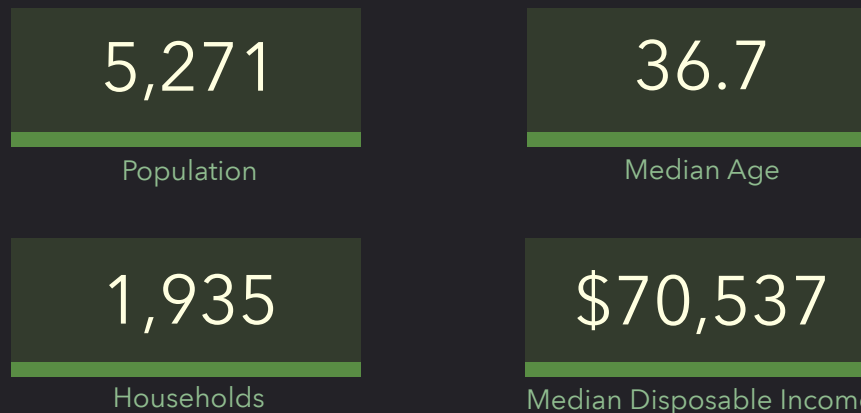
## EDUCATION



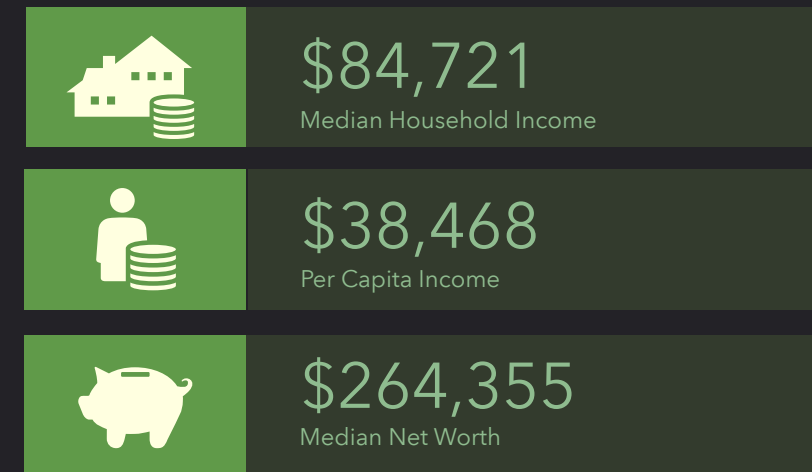
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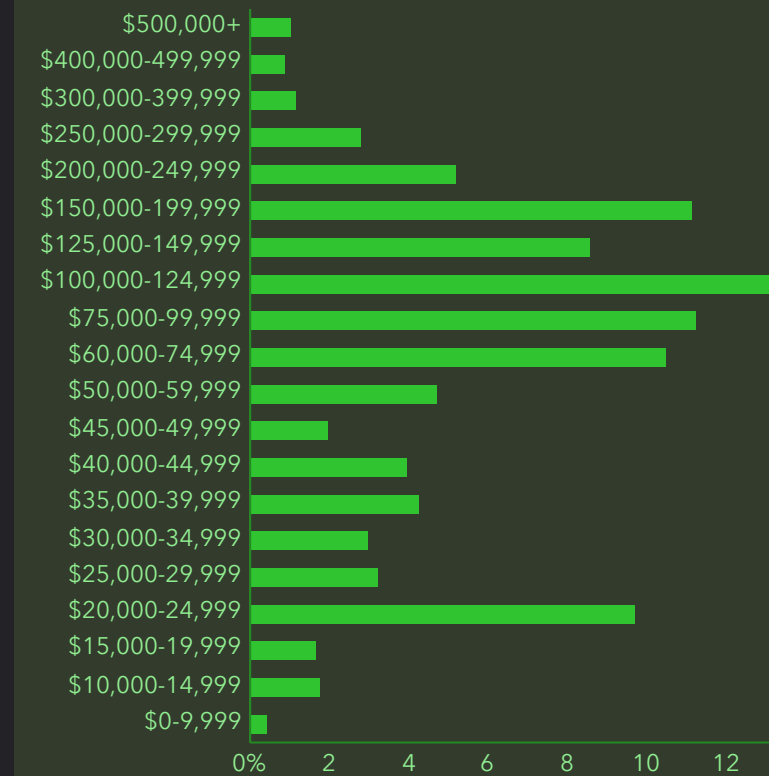
## KEY FACTS



## INCOME



## HOUSEHOLD INCOME



# 2200 COUNTRY CLUB RD

-10759448.28, 3807825.45 (1-mile Ring)

Ring: 1 mile Distance

Latitude: 3,807,825.44976  
Longitude: -10,759,448.28081

## Housing Market Characteristics

-10759448.28, 3807825.45 (1-mile Ring)  
Ring: 1 mile Distance



**\$329,664** ↑

Median Home Value

3.8% higher than Texas  
which is **\$317,618**



**86**

Housing Affordability Index



**24.4%**

Percent of Income for Mortgage



**86**

Percent of Income for Mortgage (Index)

Total Pop  
**5,271**

Pop Growth  
**0.78%**

Average HH Size  
**2.72**

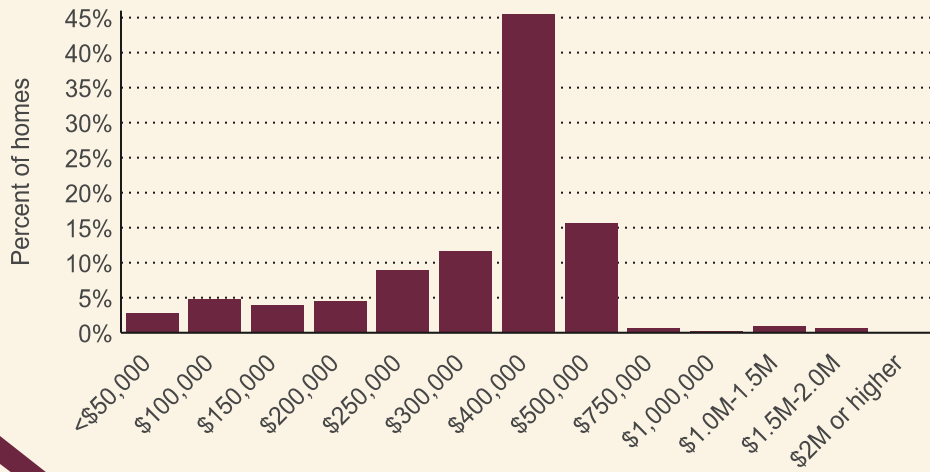
Median Net Worth  
**\$264,355**

Age <18 **1,313**

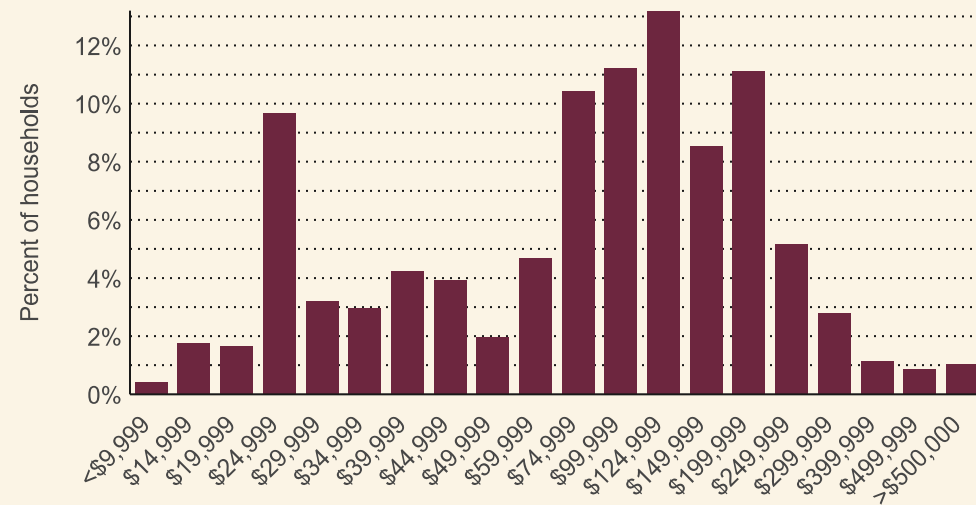
Age 18-64 **3,050**

Age 65+ **908**

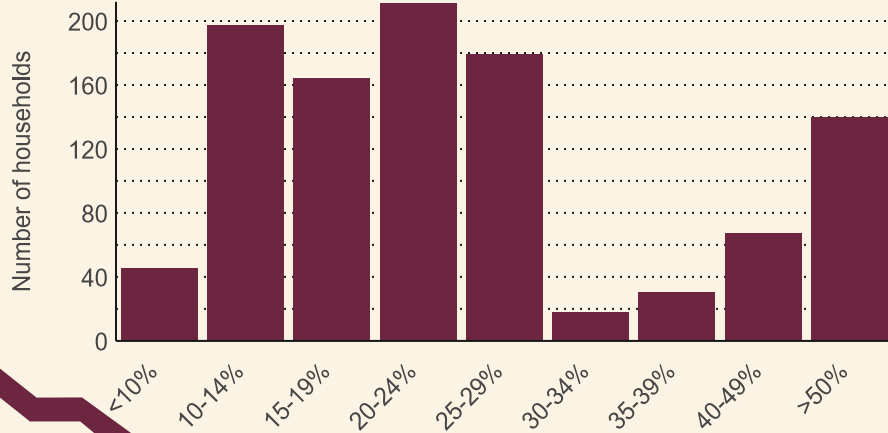
### Home Value



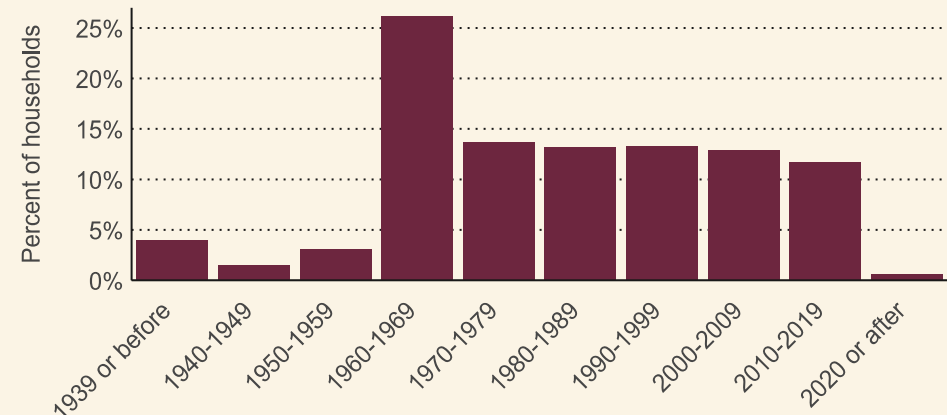
### Household Income



### Mortgage as % Salary



### Year Property Built



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023), U.S. Census (2020). © 2026 Esri

Source: This infographic contains data provided by Esri (2025), ACS (2019-2023), U.S. Census (2020).

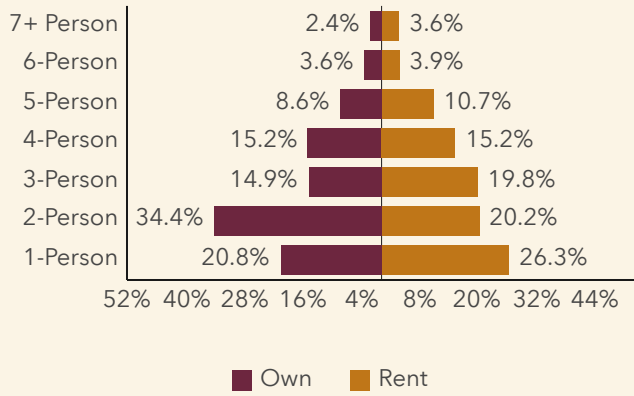
# 2200 COUNTRY CLUB RD

-10,759,448.28, 3807825.45 (1-mile Ring)

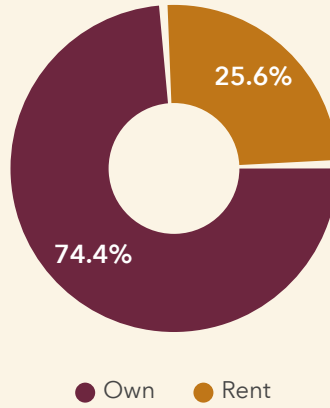
Ring 1 mile Distance

Latitude: 3,807,825.44976  
Longitude: -10,759,448.28081

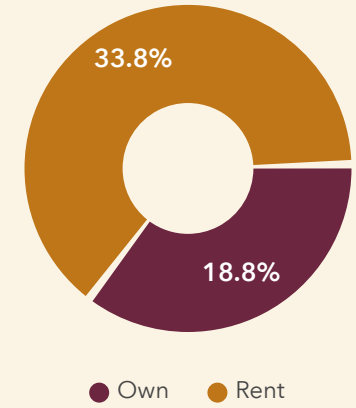
### Census Housing by Size



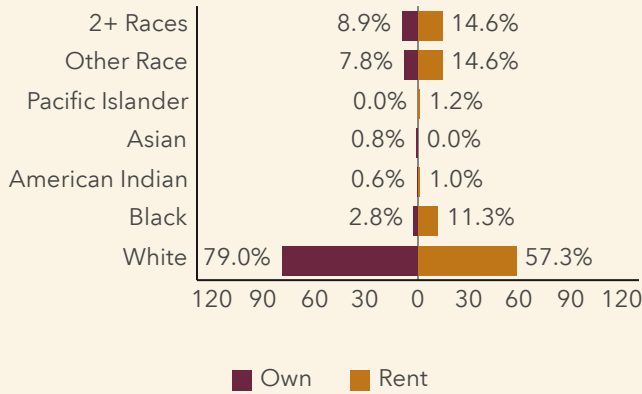
### Home Ownership



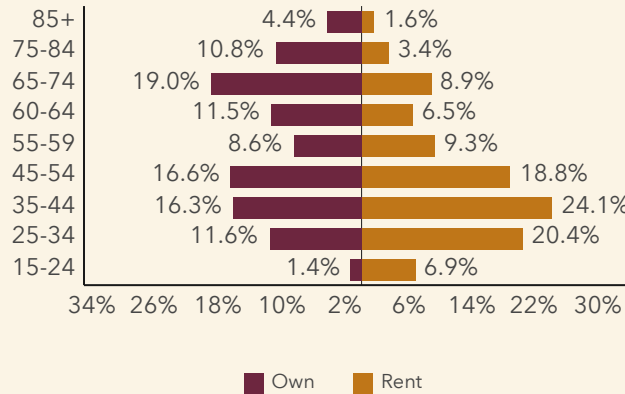
### Hispanic Home Ownership



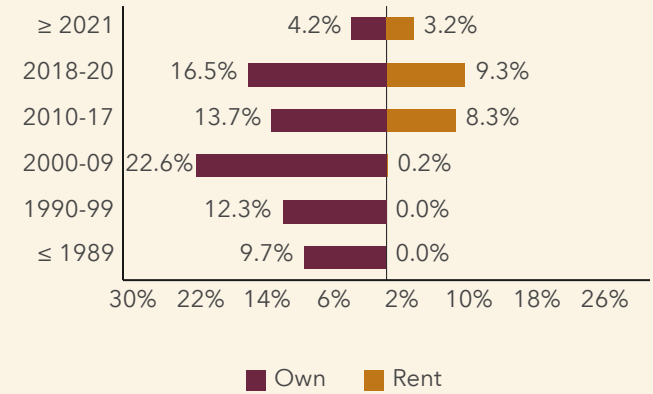
### Housing by Race of Householder



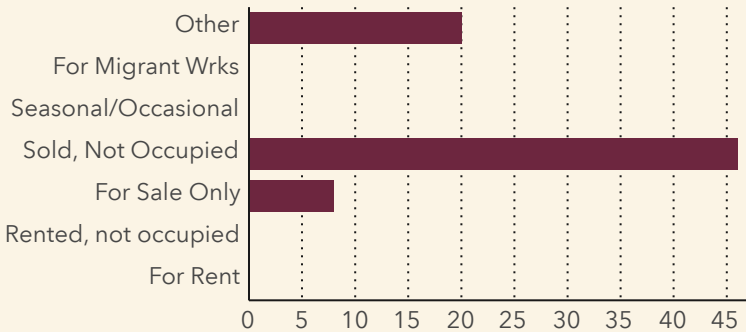
### Housing by Age of Householder



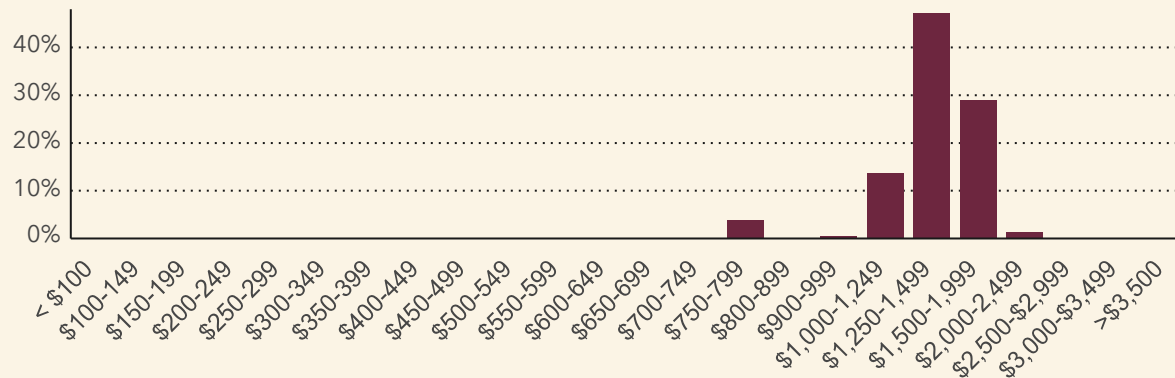
### Year Householder Moved In



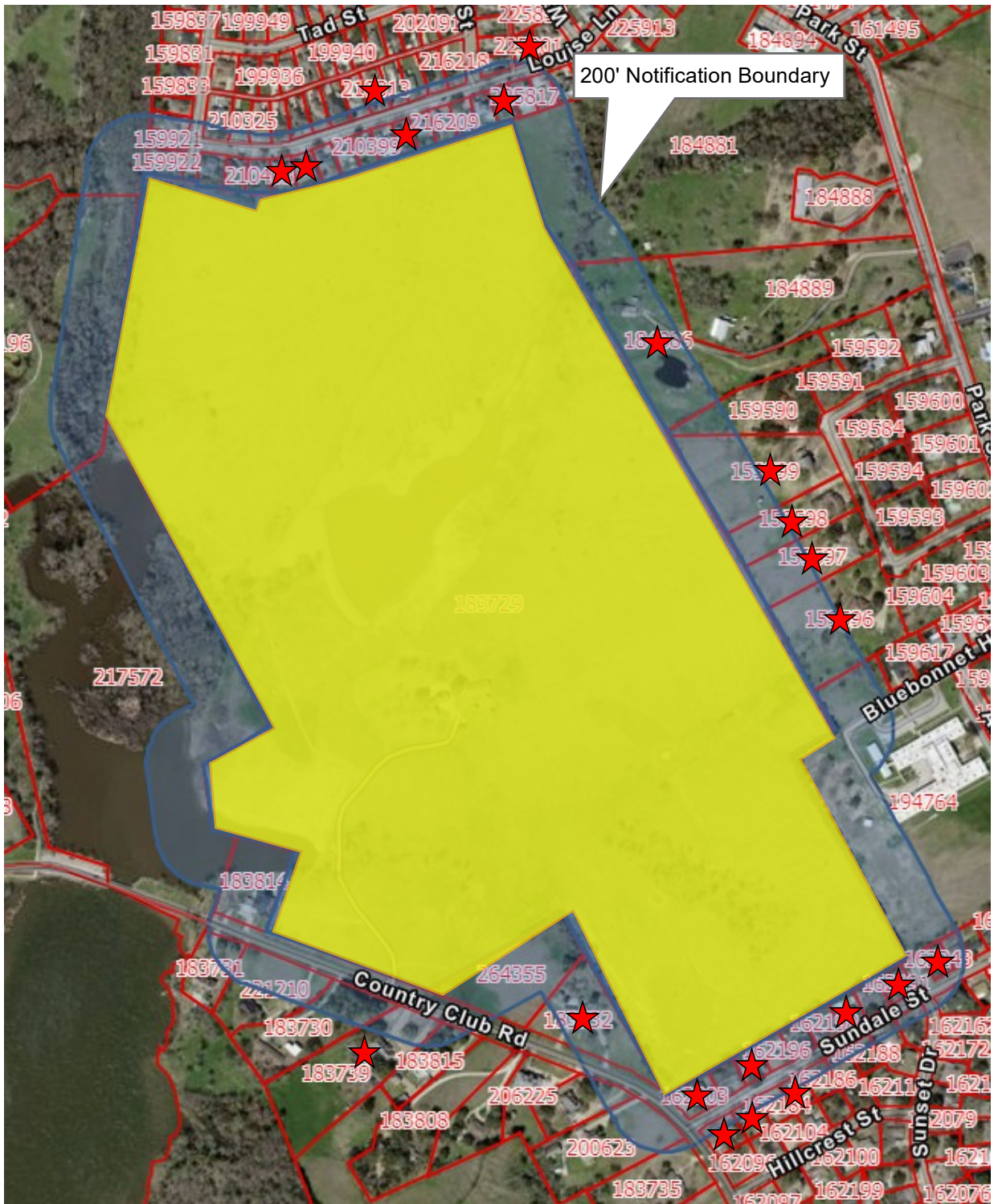
### Vacant Housing Units ( Total 73 )



### Gross Rent



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023), U.S. Census (2020). © 2026 Esri



- (80) Letters Sent
- ★ (0) Approvals
- ★ (21) Protests

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

PID No. 184886

MAY 27 2026

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 21, 2026 at 6:00PM** 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 for ZONING CHANGE from Agricultural (A) and Single-Family Residential District – 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.  
P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on June 2, 2026**.

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):

|   |   |
|---|---|
| <p><input checked="" type="checkbox"/> <b>IN FAVOR OF</b> only if<br/>lots are not on septic tanks</p> <p><u>S. Walter</u><br/>Signature</p> <p>I was going to add a guest room down by my barn several years ago on my 5 plus acres adjoining subject property and city would not allow me to use a septic tank. They said I would have to put in a lift station and pump a very long way up the hill to my house.</p> | <p><input type="checkbox"/> <b>IN PROTEST AGAINST</b></p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p>_____<br/>Print Name</p> <p>_____<br/>Signature</p> <p>_____<br/>Print Name</p> <p>_____<br/>Signature</p> |
|---|---|

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
[jbarake@ennistx.gov](mailto:jbarake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

ERWIN WALTER T III  
1137 MOCKINGBIRD CIRCLE  
ENNIS TX 75119



COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

PID No. 162191

JUN 02 2026

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 21, 2026 at 6:00PM** 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 for ZONING CHANGE from Agricultural (A) and Single-Family Residential District – 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.  
P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC**

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on June 2, 2026.**

*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):

|   |   |
|---|---|
| <p>_____ <b>IN FAVOR OF</b></p> <p>_____</p> <p>Signature</p> | <p style="text-align: center;"><del>_____</del> <b>IN PROTEST AGAINST</b></p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p><u>Sandra Wakefield</u></p> <p>Print Name</p> <p><u>Sandra Wakefield</u></p> <p>Signature</p> <p>_____</p> <p>Print Name</p> <p>_____</p> <p>Signature</p> |
|---|---|

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
[jbarake@ennistx.gov](mailto:jbarake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

WAKEFIELD SANDRA G LIVING TRUST  
1400 SUNDALE ST  
ENNIS TX 75119



COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

PID No. 162192

JUN 02 2026

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 21, 2026 at 6:00PM** 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 for ZONING CHANGE from Agricultural (A) and Single-Family Residential District – 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.  
P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC**

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on June 2, 2026.**

*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):

|  |   |
|--|---|
| <p><input type="checkbox"/> <b>IN FAVOR OF</b></p><br><br><p>_____<br/>Signature</p> | <p><input checked="" type="checkbox"/> <b>IN PROTEST AGAINST</b></p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p><u>Daniel Hoffman</u><br/>Print Name</p> <p><u>[Signature]</u><br/>Signature</p> <p><u>Rebecca Hoffman</u><br/>Print Name</p> <p><u>[Signature]</u><br/>Signature</p> |
|--|---|

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
[jbarake@ennistx.gov](mailto:jbarake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

HOFFMAN DANIEL  
1417 SUNDALE ST  
ENNIS TX 75119

CITY OF ENNIS, TEXAS  
COMMUNITY HEALTH & DEVELOPMENT DEPARTMENT

JUN 02 2026

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

PID No. 162185

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 21, 2026 at 6:00PM** 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 for ZONING CHANGE from Agricultural (A) and Single-Family Residential District - 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision. P&Z Case No.: ZAXA-26-6

Owner: Land of Tranquility LLC

Applicant: Chad Adams, Oakhull Investments LLC

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on June 2, 2026.**

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):

\_\_\_\_\_

\_\_\_\_\_

|                                      |  |
|--------------------------------------|--|
| <input type="checkbox"/> IN FAVOR OF | <input checked="" type="checkbox"/> 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.<br>_____<br>Print Name Judy Cryer<br>_____<br>Signature Judy Cryer<br>_____<br>Print Name<br>_____<br>Signature |

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
[barake@ennistx.gov](mailto:barake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

CRYER JUDY A  
1411 SUNDALE ST  
ENNIS TX 75119-2235

D.1.

CITY OF ENNIS, TEXAS  
COMMUNITY HEALTH & DEVELOPMENT DEPARTMENT

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

PID No. 210313

City of Ennis  
Inspection Services  
Received  
JUN 01 2026

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 21, 2026 at 6:00PM** 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 for ZONING CHANGE from Agricultural (A) and Single-Family Residential District – 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.**  
**P&Z Case No.: ZAXA-26-6**  
**Owner: Land of Tranquility LLC**  
**Applicant: Chad Adams, Oakhull Investments LLC**

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on June 2, 2026.**

*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):

\_\_\_\_\_  
\_\_\_\_\_

|   |   |
|---|---|
| <p>_____ <b>IN FAVOR OF</b></p> <p>_____</p> <p>Signature</p> | <p style="text-align: center;">✓</p> <p>_____ <b>IN PROTEST AGAINST</b></p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p style="text-align: center;"><u>Vicki Bierhalter</u></p> <p>Print Name</p> <p style="text-align: center;"><u>Vicki Bierhalter</u></p> <p>Signature</p> <p>_____</p> <p>Print Name</p> <p>_____</p> <p>Signature</p> |
|---|---|

PLEASE MAIL OR DELIVER TO:

CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO

[jbarake@ennistx.gov](mailto:jbarake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

**BIERHALTER PHILIP & VICKI D**  
1302 LOUISE LN  
ENNIS TX 75119-7691

✓

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

JUN 01 2026

PID No. 225561

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 21, 2026 at 6:00PM** 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 for ZONING CHANGE from Agricultural (A) and Single-Family Residential District – 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.  
P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC**

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on June 2, 2026.**

*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):

|   |  |
|---|--|
| <p style="text-align: center;"><u>          </u> <b>IN FAVOR OF</b></p><br><br><p>Signature _____</p> | <p style="text-align: center;"><u>          </u> <b>IN PROTEST AGAINST</b></p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p style="text-align: center;"><u>LINDA TOLSTON</u><br/>Print Name</p> <p style="text-align: center;"><u>Linda Tolston</u><br/>Signature</p> <p>_____<br/>Print Name</p> <p>_____<br/>Signature</p> |
|---|--|

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
[jbarake@ennistx.gov](mailto:jbarake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

TOLSTON LINDA  
1109 LOUISE LN  
ENNIS TX 75119-7659



COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

JUN 01 2026

PID No. 162195

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 21, 2026 at 6:00PM** 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 for ZONING CHANGE from Agricultural (A) and Single-Family Residential District – 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.  
P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC**

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on June 2, 2026.**

*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):

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|--|---|
| <p style="text-align: center;"><u>          </u> <b>IN FAVOR OF</b></p> <p>_____<br/>Signature</p> | <p style="text-align: center;"><u>  X  </u> <b>IN PROTEST AGAINST</b></p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p style="text-align: center;"><u>Cindy Gerich</u><br/>Print Name</p> <p style="text-align: center;"><u>Cindy Gerich</u><br/>Signature</p> <p>_____<br/>Print Name</p> <p>_____<br/>Signature</p> |
|--|---|

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
[jbarake@ennistx.gov](mailto:jbarake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

GERICH RAYMOND & CINDY  
1412 SUNDALE ST  
ENNIS TX 75119-2236

CITY OF ENNIS, TEXAS  
COMMUNITY HEALTH & DEVELOPMENT DEPARTMENT

City of Ennis  
Inspection Services  
Received

JUN 01 2026

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

PID No. 162243

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 21, 2026 at 6:00PM** 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 for ZONING CHANGE from Agricultural (A) and Single-Family Residential District – 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.  
P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC**

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on June 2, 2026.**

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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):

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\_\_\_\_\_

|   |   |
|---|---|
| <p>_____ <b>IN FAVOR OF</b></p> <p>_____</p> <p>Signature</p> | <p>_____ <b>X</b> _____ <b>IN PROTEST AGAINST</b></p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p><u>CATHERINE MARIE KRAJCA</u></p> <p>Print Name</p> <p><u>Catherine Marie Krajca</u></p> <p>Signature</p> <p>_____</p> <p>Print Name</p> <p>_____</p> <p>Signature</p> |
|---|---|

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
[jbarake@ennistx.gov](mailto:jbarake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

KRAJCA CATHERINE MARIE  
PO BOX 1057  
ENNIS TX 75120-1057

CITY OF ENNIS, TEXAS  
COMMUNITY HEALTH & DEVELOPMENT DEPARTMENT

City of Ennis  
Inspection Services  
Received

JUN 01 2026

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

PID No. 210401

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 21, 2026 at 6:00PM** in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

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**Conduct a public hearing and discuss and consider a request for ZONING CHANGE from Agricultural (A) and Single-Family Residential District – 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.  
P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC**

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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):

|  |   |
|--|---|
| <p>_____ <b>IN FAVOR OF</b></p> <p>_____<br/>Signature</p> | <p><u>  X  </u> <b>IN PROTEST AGAINST !!!</b></p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p><u>Travis Sanders</u><br/>Print Name</p> <p><u>[Signature]</u><br/>Signature</p> <p><u>Sara Sanders</u><br/>Print Name</p> <p><u>[Signature]</u><br/>Signature</p> |
|--|---|

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
[jbarake@ennistx.gov](mailto:jbarake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

SANDERS TRAVIS & SARA  
1301 LOUISE LN  
ENNIS TX 75119-7692

CITY OF ENNIS, TEXAS  
COMMUNITY HEALTH & DEVELOPMENT DEPARTMENT

City of Ennis  
Inspection Services  
Received

JUN 01 2026

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

PID No. 225901

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 21, 2026 at 6:00PM** 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 for ZONING CHANGE from Agricultural (A) and Single-Family Residential District - 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.  
P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC

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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):

CURRENT INFRASTRUCTURE IS INSUFFICIENT.  
STREETS IN NEED OF REPAIR IN THIS AREA OF TOWN.  
DON'T TURN ENNIS INTO FAISE

|   |   |
|---|---|
| <input type="checkbox"/> <b>IN FAVOR OF</b><br><br>_____<br>Signature | <input checked="" type="checkbox"/> <b>IN PROTEST AGAINST</b><br><br>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.<br><u>STEVE EADES</u><br>Print Name<br><u>[Signature]</u><br>Signature<br><u>Susie Eades</u><br>Print Name<br><u>[Signature]</u><br>Signature |
|---|---|

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
[jbarake@ennistx.gov](mailto:jbarake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

EADES STEVEN M & M SUSIE  
1102 LOUISE LN  
ENNIS TX 75119-7695

CITY OF ENNIS, TEXAS  
COMMUNITY HEALTH & DEVELOPMENT DEPARTMENT

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

PID No. 159598

City of Ennis  
Inspection Services  
Received  
JUN 01 2026

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 21, 2026 at 6:00PM** in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

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P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC

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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):

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| <p style="text-align: center;"><u>      </u> <b>IN FAVOR OF</b></p> <p>_____<br/>Signature</p> | <p style="text-align: center;"><u>  ✓  </u> <b>IN PROTEST AGAINST</b></p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p style="text-align: center;"><u>Norma A. Payne</u><br/>Print Name</p> <p style="text-align: center;"><u>Norma A Payne</u><br/>Signature</p> <p>_____<br/>Print Name</p> <p>_____<br/>Signature</p> |
|--|--|

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
[jbarake@ennistx.gov](mailto:jbarake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

PAYNE NORMA A  
1121 MOCKINGBIRD CIR  
ENNIS TX 75119

## Protest Notice - Proposed Rezoning

Norma Payne | 1121 Mockingbird Circle | Ennis, Texas

To the City of Ennis:

I, **Norma Payne, owner of 1121 Mockingbird Circle, Ennis, Texas**, formally protest the proposed rezoning of the agricultural property located behind and adjacent to my neighborhood for residential development for the following reasons:

1. **Loss of agricultural and low-density character:** This area has historically been agricultural, open, and low-density, and the proposed rezoning would materially change the character of the neighborhood.
2. **Loss of privacy:** New homes directly behind existing backyards would negatively affect the privacy and peaceful enjoyment of my property and neighboring homes.
3. **Increased traffic and congestion:** Additional residential development would increase vehicle traffic on streets that were not designed for this level of added use.
4. **Noise and lighting impacts:** The proposed development would bring additional noise, headlights, streetlights, backyard lighting, and general activity directly adjacent to existing homes.
5. **Drainage and runoff concerns:** Development of this tract could create increased stormwater runoff and drainage impacts on surrounding properties unless fully engineered, reviewed, and approved before any zoning change.
6. **Septic system and wastewater concerns:** If any portion of the proposed development relies on septic systems, I am concerned about the long-term risk of systems that are poorly maintained, overloaded, or improperly installed. Failing septic systems can create odors, standing wastewater, groundwater contamination, drainage problems, and health concerns for nearby homeowners. No rezoning should be approved unless the City confirms how wastewater will be handled, whether public sewer capacity is available, and what safeguards will be required to protect existing neighboring properties.
7. **Strain on infrastructure and city services:** Additional homes may place increased demand on streets, utilities, police, fire, emergency response, schools, and other city services.
8. **No rezoning before final plans and standards:** Rezoning should not be approved until a complete and final development plan, drainage study, traffic study, utility plan, wastewater plan, buffering plan, and enforceable development standards have been completed and made available for public review.
9. **Request for denial:** For these reasons, I respectfully request that the City deny the rezoning request and preserve the existing agricultural zoning.

Respectfully submitted,



Norma Payne  
1121 Mockingbird Circle, Ennis, Texas

D.1.

CITY OF ENNIS, TEXAS  
COMMUNITY HEALTH & DEVELOPMENT DEPARTMENT

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

PID No. 162189

City of Ennis  
Inspection Services  
Received  
MAY 29 2026

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 21, 2026 at 6:00PM** in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

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**P&Z Case No.: ZAXA-26-6**  
**Owner: Land of Tranquility LLC**  
**Applicant: Chad Adams, Oakhull Investments LLC**

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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):

|   |  |
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| <p><u>          </u> <b>IN FAVOR OF</b></p><br><br><p>_____<br/>Signature</p> | <p><input checked="" type="checkbox"/> <b>IN PROTEST AGAINST</b></p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p><u>DAVE WILLIAMS</u><br/>Print Name</p> <p><u>[Signature]</u><br/>Signature</p> <p><u>DAVE WILLIAMS</u><br/>Print Name</p> <p><u>[Signature]</u><br/>Signature</p> |
|---|--|

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
[jbarake@ennistx.gov](mailto:jbarake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

WILLIAMS DANE CURRY  
1404 SUNDALE ST  
ENNIS TX 75119-2236

CITY OF ENNIS, TEXAS  
COMMUNITY HEALTH & DEVELOPMENT DEPARTMENT

City of Ennis  
Inspection Services  
Received  
MAY 28 2026

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

PID No. 159599

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, June 8, 2026 at 6:00 PM and the City Commission on Tuesday, July 21, 2026 at 6:00PM in the City of Ennis City Hall, Commission Chambers, located at 107 N Sherman St. in the City of Ennis, Texas.

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P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC**

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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):

\_\_\_\_\_  
\_\_\_\_\_

|  |   |
|--|---|
| <p style="text-align: center;"><u>          </u> <b>IN FAVOR OF</b></p> <p>Signature _____</p> | <p style="text-align: center;"><input checked="" type="checkbox"/> <b>IN PROTEST AGAINST</b></p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p><u>W B Kinzie</u><br/>Print Name</p> <p><u>[Signature]</u><br/>Signature</p> <p>_____<br/>Print Name</p> <p>_____<br/>Signature</p> |
|--|---|

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
[ibarake@ennistx.gov](mailto:ibarake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

KINZIE W B  
1125 MOCKINGBIRD CIR  
ENNIS TX 75119-7504



CITY OF ENNIS, TEXAS  
COMMUNITY HEALTH & DEVELOPMENT DEPARTMENT

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

PID No. 210404

City of Ennis  
Inspection Services  
Received

JUN 28 2026

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 21, 2026 at 6:00PM** 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 for ZONING CHANGE from Agricultural (A) and Single-Family Residential District – 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.  
P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC**

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on June 2, 2026.**

*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):

Agriculture is why we moved to this town in the first place, we do NOT support developing land in this area.

|   |   |
|---|---|
| <p><input type="checkbox"/> <b>IN FAVOR OF</b></p> <p>_____<br/>Signature</p> | <p><input checked="" type="checkbox"/> <b>IN PROTEST AGAINST</b></p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p><u>Elizabeth Tatum</u><br/>Print Name</p> <p><u>Elizabeth Tatum</u><br/>Signature</p> <p><u>Cody Tatum</u><br/>Print Name</p> <p><u>[Signature]</u><br/>Signature</p> |
|---|---|

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
[jbarake@ennistx.gov](mailto:jbarake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

TATUM CODY & ELIZBATH A  
1403 LOUISE LN  
ENNIS TX 75119-7679

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

MAY 28 2026

PID No. 183739

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, June 8, 2026 at 6:00 PM and the City Commission on Tuesday, July 20, 2026 at 6:00PM 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 for ZONING CHANGE from Agricultural (A) and Single-Family Residential District – 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.  
P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC**

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on June 3, 2026.

*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):

|   |  |
|---|--|
| <p>_____ <b>IN FAVOR OF</b></p> <p>_____</p> <p>Signature</p> | <p style="text-align: center;"><input checked="" type="checkbox"/> <b>IN PROTEST AGAINST</b></p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p><u>RUSSELL THOMAS</u></p> <p>Print Name</p> <p><u>Russell R Thomas</u></p> <p>Signature</p> <p><u>NANCY THOMAS</u></p> <p>Print Name</p> <p><u>Nancy Thomas</u></p> <p>Signature</p> |
|---|--|

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

THOMAS RUSSELL R & NANCY B  
2105 COUNTRY CLUB RD  
ENNIS TX 75119-7514

MAY 29 2025

## Comments on Protest of Tranquility Subdivision

Commissioners, the Development Agreement (DA) was written by the Developer and favors the development.

- 1) The DA calls for minimum house sizes to be 2200 square feet. Other similar one acre tract developments in Ellis County have minimum house sizes of 2800 square feet. My Bobby Glass, of Vernon Jack Developments, who has developed 35 one acre plus developments in Ellis County, has minimum size house requirements of 2800 square feet. Houses smaller than this do not fit well in a Master-Planned rural estates Community.
- 2) The DA does not require masonry fencing along the perimeters of the Master-Planned rural estate residential Community. Other similar one acre tract developments in Ellis County have Masonry walls along collector streets. Wood fencing does not last and becomes shoddy with age. Consistent style masonry fencing should be employed along the perimeter for visual break and longevity (as specified in the UDO 7.3.4(2)(a)).
- 3) Rot iron fencing should be required in the interior of the subdivision rather than wood privacy fencing. This would be similar to Sleepy Hollow Estates subdivision. This will preserve the natural feeling of a Master-Planned rural estate residential Community.
- 4) Out building's exterior appearance should match the appearance of the main residential structure.
- 5) Hardie Board should not be used to make up the 80% masonry requirement for the exterior of the residence. In some places and applications, it may fit but in a Master-Planned rural estate residential Community, it does not work.
- 6) Cul de sac length is shown in the DA as 1450 feet. Does this distance meet fire code?
- 7) The DA should require irrigation of each lot and the green spaces at entryways into the subdivision.
- 8) Sidewalks should be required on both sides of the streets as they are in other Master-Planned rural estates Communities and in the City of Ennis.
- 9) Ellis County is now requiring concrete constructed streets to be 6 inches of concrete, 6 inches of flex base and 6 inches of lime incorporated subbase. In areas with a very high Plasticity Index (Ennis Soils) this standard protects the concrete streets from heave and breakage (like Jeter).

- 10) If garage doors are not allowed on the front of the house, please explain: 5.2 of the DA (last sentence) Garage doors shall not occupy more than fifty percent (50%) of the width of the primary front facade.
- 11) Only one percent of the parcel was set aside as green space. This is not adequate.

Commissioners, thank you for taking the time to read this document and thank you for your consideration for incorporating these ideas into the Development Agreement that will be adopted with this rezoning action. Please remember that Ennis deserves no less than Midlothian or Waxahachie regarding aesthetics, safety, community longevity and well-constructed infrastructure.

Please Deny or Table this request until the applicant provides a complete public record, including a full set of Civil Engineering plans, development standards that are in compliance with the City of Ennis' UDO, traffic impact analysis, drainage and stormwater study, floodplain/topographic analysis, utility capacity analysis, fire-flow and emergency access review, construction access plan, open-space plan, perimeter buffering plan, phasing schedule, and all proposed covenants or HOA maintenance obligations.

I appreciate your time and service that you provide to the Citizens of Ennis.

Respectfully yours,

Rusell R. Thomas, P. E. and Nancy B. Thomas

Affected Property Owners

MAY 27 2026

PID No. 162193

**CITY OF ENNIS, TEXAS**  
**COMMUNITY HEALTH & DEVELOPMENT DEPARTMENT**

**COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6**

PID No. 162193

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 21, 2026 at 6:00PM** 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 for **ZONING CHANGE** from Agricultural (A) and Single-Family Residential District - 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Nott Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas, Located at 2200 Country Club Road, Ellis CAD ID: 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space, Tranquility Subdivision.

P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhill Investments LLC

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on June 2, 2026**.

In accordance with Texas Local Government Code 211.001(1), as the owner of the subject tract or as an owner of real property located within a radius of ten 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 change; or (2) except as provided by Subdivision 1, 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(2) protests must be received from at least 50 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 25 percent of the overall development. It requires 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):

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|  |  |
|--|--|
| <p><b>IN FAVOR OF</b></p> <p>_____<br/>Signature</p> | <p><input checked="" type="checkbox"/> <b>IN PROTEST AGAINST</b></p> <p><small>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</small></p> <p><u>Keni Castillo Guthrie</u><br/>Print Name</p> <p><u>Keni Guthrie</u><br/>Signature</p> <p>_____<br/>Print Name</p> <p>_____<br/>Signature</p> |
|--|--|

PLEASE MAIL OR DELIVER TO: OR E-MAIL TO

CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
106 W KNOX ST  
ENNIS, TEXAS 75119

[kenicastro@ennistx.gov](mailto:kenicastro@ennistx.gov)  
[guthrie@ennistx.gov](mailto:guthrie@ennistx.gov)

**CASTILLO KENI L.**  
1415 SUNDALE ST  
ENNIS TX 75119

CITY OF ENNIS, TEXAS  
COMMUNITY HEALTH & DEVELOPMENT DEPARTMENT

City of Ennis  
Inspection Services  
Received

MAY 27 2026

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

PID No. 159597

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, June 8, 2026 at 6:00 PM and the City Commission on Tuesday, July 21, 2026 at 6:00PM 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 for ZONING CHANGE from Agricultural (A) and Single-Family Residential District - 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.  
P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on June 2, 2026.

*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):

BELOW VOTE IS FOR 1117 MOCKINGBIRD CIRCLE, ENNIS, TX 75119

|                                      |  |
|--------------------------------------|--|
| <input type="checkbox"/> IN FAVOR OF | <input checked="" type="checkbox"/> IN PROTEST AGAINST   |
| Signature _____                      | <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p><u>MICHAEL VAUGHN</u> <i>individually - Ad as power of attorney for Carolyn Tumlinson</i></p> Print Name _____<br>Signature _____<br><p><u>REBECCA T VAUGHN</u></p> Print Name _____<br>Signature _____ |

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
[ibarake@ennistx.gov](mailto:ibarake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

TUMLINSON CAROLYN Y L/E & ETALS  
1117 MOCKINGBIRD CIR  
ENNIS TX 75119-7504

CITY OF ENNIS, TEXAS  
COMMUNITY HEALTH & DEVELOPMENT DEPARTMENT

City of Ennis  
Inspection Services  
Received

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

27 2026

PID No. 162203

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on Monday, June 8, 2026 at 6:00 PM and the City Commission on Tuesday, July 21, 2026 at 6:00PM 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 for ZONING CHANGE from Agricultural (A) and Single-Family Residential District – 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.  
P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC**

Please be advised that the deadline to return this comment sheet in order to have your vote counted is 12:00 Noon on June 2, 2026.

*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):

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|  |  |
|--|--|
| <p><u>          </u> <b>IN FAVOR OF</b></p> <p>_____<br/>Signature</p> | <p><input checked="" type="checkbox"/> <b>IN PROTEST AGAINST</b></p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p><u>Jack W Poff Jr</u><br/>Print Name</p> <p><u>Jack W Poff Jr</u><br/>Signature</p> <p><u>Cynthia Poff</u><br/>Print Name</p> <p><u>Cynthia Poff</u><br/>Signature</p> |
|--|--|

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
[jbarake@ennistx.gov](mailto:jbarake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

POFF JACK W JR & CYNTHIA  
P O BOX 579  
ENNIS TX 75120

CITY OF ENNIS, TEXAS  
COMMUNITY HEALTH & DEVELOPMENT DEPARTMENT

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

PID No. 183732

City of Ennis  
Inspection Services  
Received

MAY 27 2026

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 21, 2026 at 6:00PM** 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 for **ZONING CHANGE** from Agricultural (A) and Single-Family Residential District – 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.  
P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on June 2, 2026.**

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):

THEY CAN EVEN TAKE CARE OF THE PROPERTY. WHY DO A SUBDIVISION AND DISTURBE WILD LIFE.

|   |  |
|---|--|
| <p><input type="checkbox"/> <b>IN FAVOR OF</b></p> <p>_____<br/>Signature</p> | <p><input checked="" type="checkbox"/> <b>IN PROTEST AGAINST</b></p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p><u>Roy E. Martin</u><br/>Print Name</p> <p><u>Roy E. Martin</u><br/>Signature</p> <p><u>Esther Gitzen</u><br/>Print Name</p> <p><u>Esther Gitzen</u><br/>Signature</p> |
|---|--|

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
[jbarake@ennistx.gov](mailto:jbarake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

MARTIN ROY L/E  
1904 Country Club Rd  
Ennis TX 75119-7509

CITY OF ENNIS, TEXAS  
COMMUNITY HEALTH & DEVELOPMENT DEPARTMENT

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

PID No. 159596

City of Ennis  
Inspection Services  
Received

MAY 27 2026

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 21, 2026 at 6:00PM** 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 for ZONING CHANGE from Agricultural (A) and Single-Family Residential District - 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.  
P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC**

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on June 2, 2026.**

*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):

*Attached are my comments in protest against the proposed zoning change. Thank you!*

|  |  |
|--|--|
| <p><input type="checkbox"/> IN FAVOR OF</p> <p>_____<br/>Signature</p> | <p><input checked="" type="checkbox"/> IN PROTEST AGAINST</p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p><u>Gay A. Westbrook</u><br/>Print Name</p> <p><u><i>Gay A. Westbrook</i></u><br/>Signature</p> <p>_____<br/>Print Name</p> <p>_____<br/>Signature</p> |
|--|--|

PLEASE MAIL OR DELIVER TO:  
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108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
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[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

WESTBROOK GAY A  
1113 MOCKINGBIRD CIR  
ENNIS TX 75119

May 27, 2026

City of Ennis Community Health & Development Department  
108 W. Knox St.  
Ennis, TX 75119

**Re: Planning & Zoning Case No. ZAXA-26-6**  
Ellis CAD ID: 183729 (Garrett, Holt, and Reagor Surveys)

**To: The Members of the Planning & Zoning Commission and City Commissioners**

Please accept these comments as my official objection to the requested zoning change from Agricultural (A) and Single-Family Residential District -10 (R-10) to Planned Development (PD) for a proposed concept plan of an approximately 86-home residential subdivision at 2200 Country Club Road. While I respect the property rights of the developer, as an immediately adjacent property owner, I protest against the zoning change because it radically alters the landscape for the long-established, adjacent neighborhoods and poses significant threats to our safety, quality of life, and property value.

Because a PD requires custom zoning approval, the City of Ennis holds the clear authority and responsibility to protect existing landowners who bought adjacent properties relying on current zoning protections and who have vested property rights. I respectfully request that the Commission either **deny** this zoning change or **table approval** until the developer binds themselves to strict, enforceable mitigation clauses addressing the following critical issues:

**1. Severe Drainage and Stormwater Runoff Risks**

Replacing 124+ acres of absorbent pasture with considerable amounts of impervious surfaces (roofs, driveways, concrete roads) will substantially change the natural hydrology of this area. Under **Texas Water Code § 11.086**, a developer cannot legally divert surface water to damage adjacent lands.

- If not already, the City must require a comprehensive, independent Pre- and Post-Development Hydrology Study proving a strict "**Zero Net Increase**" in stormwater runoff, and make it publicly available. I request that all engineered detention and retention ponds be placed well away from my property boundaries and that the developer be held legally and financially liable for any downstream flooding or erosion caused to adjacent properties.

**2. Traffic Safety and Infrastructure Strains on Country Club Road and Adjacent Streets**

An 86-home subdivision will introduce many hundreds of new daily car trips on Country Club Road, with heavy concentration bursts during morning and evening commuting hours. This winding, narrow road is not currently engineered to handle suburban neighborhood entry intersections safely, and safe travel around Austin Elementary must be preserved.

- If the developer has not already provided it, a formal **Traffic Impact Analysis (TIA)** must be completed and made public. The City should mandate that the developer offset infrastructure wear and dedicate right-of-way space along Country Club Road to construct turn and deceleration lanes at the subdivision's entrance(s) to prevent traffic backups, protect drivers passing adjacent properties, as well as those landowners, and limit through traffic in the school zone.

**3. Loss of Peace and Privacy; Buffer Requirements Needed**

The extreme shift from a beautiful, open pasture to 86 suburban backyards will permanently destroy the peaceful view and quiet nature of this corridor, introducing backyard noise, headlights, lawn tractors, outdoor artificial light pollution, and a loss of privacy.

- As a condition of this custom PD, the City must mandate an **Enhanced Screening Buffer** along all boundaries shared with adjacent landowners. It must include a **minimum 50-foot-wide natural greenbelt buffer** where no structures can be built, paired with a dense row of mature, evergreen trees, including preservation of current trees along the perimeter. All subdivision streetlighting must utilize strict "Dark Sky" compliant, downward-facing fixtures to prevent light bleed onto my land.

**4. Unwarranted Property Devaluation**

The collective impact of increased flood and erosion risks, increased commuter traffic and hazards, and the erasure of Ennis' rural buffers (one of the city's historical features) directly threatens the market value of mine and my neighbors' homes and acreage. If these physical issues are left unaddressed by the developer's proposed PD, it represents an unfair burden placed entirely on existing taxpayers for corporate gain.

**Conclusion**

The City of Ennis has a proud history of smart, structured growth. Granting a developer a custom Planned Development via a major zoning change without safeguarding the neighbors who built this community is a contradiction of that vision. I respectfully urge the Commission to protect our properties and either **deny** the proposed zoning change or demand these strict infrastructure and buffering revisions before any zoning changes are considered.

Thank you for your time, consideration, and service to the City of Ennis.

Sincerely,



Gay A. Westbrook

Property Address: 1113 Mockingbird Circle (Adjacent Property Owner)

Contact Info: (214) 434-1557 / westbrowg@sbcglobal.net

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

PID No. 210405

MAY 26 2026

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 21, 2026 at 6:00PM** 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 for ZONING CHANGE from Agricultural (A) and Single-Family Residential District – 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.  
P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC**

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on June 2, 2026.**

*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):

|   |  |
|---|--|
| <p>_____ <b>IN FAVOR OF</b></p><br><br><p>_____<br/>Signature</p> | <p><input checked="" type="checkbox"/> <b>IN PROTEST AGAINST</b></p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p><u>D. Douglas Kelsey</u><br/>Print Name</p> <p><u>D. Douglas Kelsey</u><br/>Signature</p> <p>_____<br/>Print Name</p> <p>_____<br/>Signature</p> |
|---|--|

PLEASE MAIL OR DELIVER TO:  
CITY OF ENNIS COMMUNITY HEALTH & DEVELOPMENT DEPT.  
108 W KNOX ST  
ENNIS, TEXAS 75119

OR

E-MAIL TO  
[jbarake@ennistx.gov](mailto:jbarake@ennistx.gov)  
[estubbs@ennistx.gov](mailto:estubbs@ennistx.gov)

KELSEY O DOUGLAS  
1401 LOUISE LN  
ENNIS TX 75119-7679

City of Ennis  
Inspection Services  
Received  
JUN 02 2026

COMMENT SOLICITATION SHEET FOR PLANNING & ZONING CASE No. ZAXA-26-6

PID No. 183739

The Planning and Zoning Commission of the City of Ennis will hold a Public Hearing for the above referenced planning case on **Monday, June 8, 2026 at 6:00 PM** and the City Commission on **Tuesday, July 20, 2026 at 6:00PM** 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 for ZONING CHANGE from Agricultural (A) and Single-Family Residential District – 10 (R-10) to Planned Development (PD) for an approximately 124.89-acre tract of land situated in the William Garrett Survey, Abstract No. 382, John Holt Survey, Abstract No. 452, John F. Reagor Survey, Abstract No. 931 and B.F. Reagor Survey, Abstract No. 943, City of Ennis, Ellis County, Texas. Located at 2200 Country Club Road. Ellis CAD ID 183729. This request includes a concept plan containing approximately 86 single-family residential lots and 1.27 acres of common area open space. Tranquility Subdivision.**  
P&Z Case No.: ZAXA-26-6  
Owner: Land of Tranquility LLC  
Applicant: Chad Adams, Oakhull Investments LLC

Please be advised that the deadline to return this comment sheet in order to have your vote counted is **12:00 Noon on June 3, 2026.**

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):

|  |   |
|--|---|
| <p><input type="checkbox"/> IN FAVOR OF</p> <p>_____<br/>Signature</p> | <p><input checked="" type="checkbox"/> IN PROTEST AGAINST</p> <p>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&amp;Z case, do/does hereby desire to formally protest such proposed action.</p> <p>Gregory Roth<br/>Print Name</p> <p><i>[Signature]</i><br/>Signature</p> <p>_____<br/>Print Name</p> <p>_____<br/>Signature</p> |
|--|---|

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

located outside of 200' buffer : PID 159616 - 1200 Bluebonnet Hills Dr.  
PID 183808 - 2001 Country Club Rd  
PID 209600 - Country Club Rd.

# PLANNING AND ZONING COMMISSION AGENDA SUMMARY FORM



**To:** Planning and Zoning Commission

**Subject:** Consider approving a FINAL PLAT for the Sonoma Trail Retail Addition consisting of 2 commercial lots and measuring approximately 2.66 acres, located in the Thomas Havens Survey, Abstract No. 489, City of Ennis, Ellis County, Texas. Generally located in the 300 to 400-Block of N Sonoma Trl. Ellis CAD ID 185436. P&Z Case No.: PLAT-26-11  
Owner: Sonoma Trail 45 LLC  
Applicant: Vasquez Engineering LLC

**Meeting:** PLANNING AND ZONING COMMISSION - 08 Jun 2026

**Department:** Planning & Development

**Staff Contact:** Jorge Barake, Planner

## BACKGROUND INFORMATION:

The applicant is requesting approval of a FINAL PLAT for a proposed Discount Tire development on approximately 2.66 acres located in the 300 to 400-Block of North Sonoma Trail and zoned Commercial Corridor (CC).

Respective city departments and franchise utilities have reviewed the subject Final Plat.

## ATTACHMENTS:

- [PLAT-26-11\\_Application](#)
- [PLAT-26-11\\_Vicinity Map](#)
- [PLAT-26-11\\_Drone Photo](#)
- [PLAT-26-11\\_Zoning Map](#)
- [PLAT-26-11\\_Final Plat](#)

**Record No: PLAT-26-11**

Plat Application

Status: Active

Submitted On: 5/6/2026

**Primary Location**

O N INTERSTATE 45  
ENNIS, TX 75119

**Owner**

Sonoma Trail 45 LLC

**Applicant**

 Juan Vasquez



---

**Application Information**

**Type of Application\***

Final

**Plat Name\***

Sonoma Trail Retail Addition

**Property Type\***

Commercial

**No. of Lots\***

2

**Acreage\***

2.66

**Current Zoning\***

CC - Corridor Commercial

**Current Use\***

Vacant

**Proposed Use\***

Discount Tire Store

**Is this property serviced by the City of Ennis Water/CCN?\***

Yes

**Are you using an Agent/Representative?\***

Yes

**Do you have an approved Civil Plan Review?\*** 

Yes

**Civil Plan Review Number \***

CIV-25-51

**Date of Approval of Civil Plans\***

05/06/2026

**You must have an approved Civil Plan Review and approval date to proceed with the Plat Application process. If you do not have an approved Civil Plan Review and staff cannot determine approval, your application will be rejected and returned. For Civil Plan Review, please apply at [ennistx.portal.opengov.com](http://ennistx.portal.opengov.com)**

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



No

---

## Owner Information

**Owner Name**

Sonoma Trail 45 LLC

**Owner Street Address**

**Owner City, State Zip**

**Owner Telephone\***

**Owner Email\***

---

## Agent/Representative Information

**Firm Name \***

Vasquez Engineering LLC

**Main Contact\***

Juan Vasquez

**Address\***

**City, State Zip\***

**Telephone\***

**Email\***

## Surveyor/Engineer Information

Firm Name\*

Vasquez Engineering LLC

Surveyor/Engineer Name\*

Juan Vasquez

Address\*

City, State Zip\*


Telephone\*

Email\*

---

## Signature

Applicant Signature\*

 JUAN J VASQUEZ  
May 6, 2026

---

## Attachment Requires

Please see the Plat Submittal Guidelines.pdf for more information on the requirements.

I have read and reviewed the Plat Application  
Requirements\*



---

## Hearing Date and Time

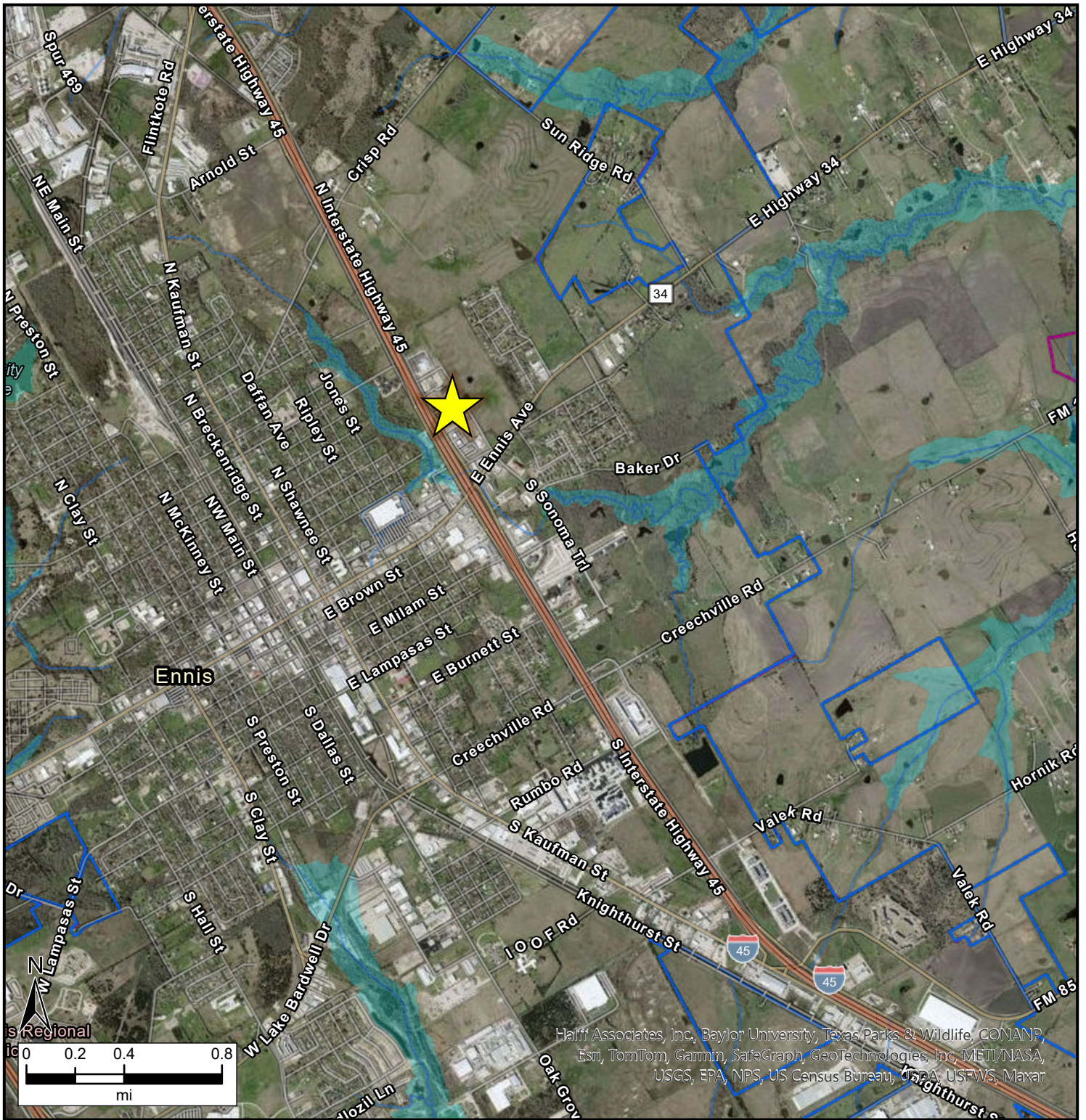
Planning and Zoning Hearing Date\* 

06/08/2026

Time of Hearing\* 

6:00 PM

# Vicinity Map



Haiff Associates, Inc., Baylor University, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, OSHA, USFWS, Maxar

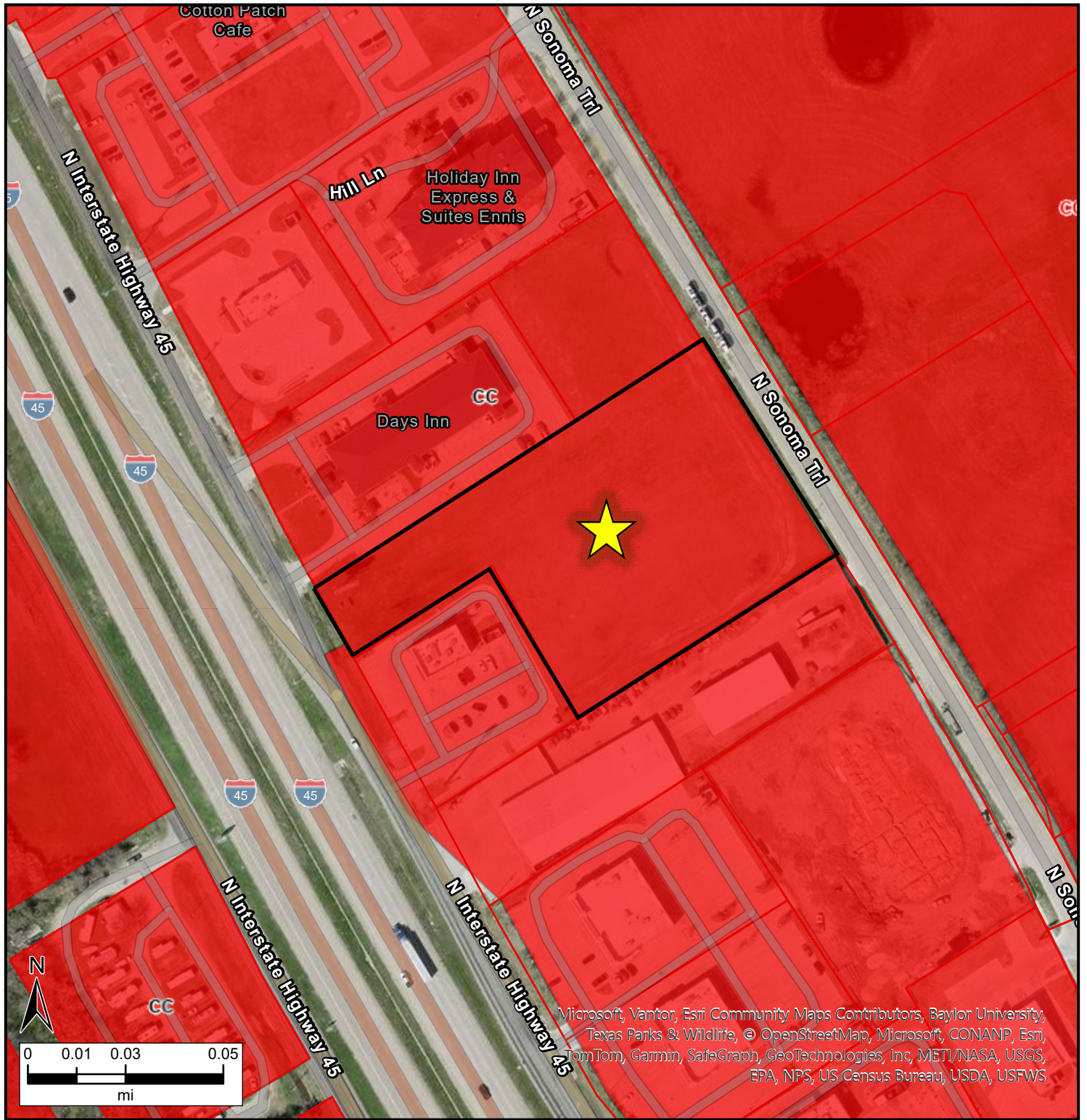
## Legend

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





# Zoning Map



Microsoft, Vantor, Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, 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  |





DEDICATION STATEMENT

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT SONOMA TRAIL 45, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as SONOMA TRAIL RETAIL ADDITION, an addition to the City of Ennis, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein.

The undersigned does covenant and agree that the mutual/cross access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Ennis, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

This plat does not alter or remove existing deed restrictions or covenants, if any, on the property.

WITNESS MY HAND THIS \_\_\_\_ DAY OF, \_\_\_\_\_ 2026.

SONOMA TRAIL 45, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_
JAMES PROVOST, MANAGER

STATE OF TEXAS
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JAMES PROVOST, Manager of Sonoma Trail 45, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

GIVEN MY HAND AND SEAL OF OFFICES THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S STATEMENT

That I, TIMOTHY R. MANKIN, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision ordinances, rules, and regulations of the City of Ennis, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

TIMOTHY R. MANKIN \_\_\_\_\_ DATE \_\_\_\_\_
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to this plat.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2026.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS
MY COMMISSION EXPIRES: \_\_\_\_\_

OWNERS CERTIFICATE
STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, SONOMA TRAIL 45, LLC is the owner of a tract of land situated in the Thomas Havens Survey, Abstract No. 489, City of Ennis, Ellis County, Texas, and being all of that certain tract of land conveyed to Sonoma Trail 45, LLC, a Texas limited liability company, by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20260312, Official Public Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" set (hereinafter referred to as 1/2 inch iron rod set) for the North corner of said Sonoma tract, same being the east corner of Lot 2R, Holiday Express Addition, an addition to the City of Ennis, Ellis County, Texas, according to the plat thereof recorded in Instrument No. 2315229, Official Public Records, Ellis County, Texas, same being in the southwesterly right-of-way line of Sonoma Trail (a 60 foot right-of-way);

THENCE South 32 deg. 43 min. 27 sec. East, along the common line of said Sonoma tract and said Sonoma Trail, a distance of 288.35 feet to a 1/2 inch iron rod found for the east corner of said Sonoma tract, same being the north corner of that certain tract of land conveyed to Ford & Sons Real Estate Investors, L.L.C., by deed recorded in Instrument No. 2506280, Official Public Records, Ellis County, Texas;

THENCE South 56 deg. 20 min. 05 sec. West, along the common line of said Sonoma tract and said Ford tract, a distance of 349.64 feet to a 1/2 inch iron rod found for a south corner of said Sonoma tract, same being the east corner of Lot 1, Panda Express Addition, an addition to the City of Ennis, Ellis County, Texas, according to the plat thereof recorded in Instrument No. 1835677, Official Public Records, Ellis County, Texas;

THENCE North 30 deg. 15 min. 08 sec. West, along the common line of said Sonoma tract and said Lot 1, a distance of 199.35 feet to a 1/2 inch iron rod found for internal corner, same being the north corner of said Lot 1;

THENCE South 55 deg. 12 in. 49 sec. West, continuing along the common line of said Sonoma tract and said Lot 1, a distance of 189.21 feet to a 5/8 inch iron rod with red plastic cap stamped "RPLS 4838" found for a south corner of said Sonoma tract, same being the west corner of said Lot 1, same being in the northeast right-of-way line of U.S. Highway No. 45 (a variable width right-of-way), same being the beginning of a non-tangent curve to the left, having a radius of 11610.23 feet, a delta angle of 00 deg. 27 min. 20 sec., and a chord bearing and distance of North 28 deg. 56 min. 54 sec. West, 92.33 feet;

THENCE along said non-tangent curve to the left, an arc distance of 92.33 feet to a 1/2 inch iron rod with illegible yellow plastic cap found for the west corner of said Sonoma tract, same being the south corner of Lot 1R, aforesaid Holiday Express Addition;

THENCE North 56 deg. 13 min. 33 sec. East, along the common line of said Sonoma tract and said Lot 1R, passing the east corner of said Lot 1R, same being the south corner of aforesaid Lot 2R, and continuing along the common line of said Sonoma tract and said Lot 2R, a total distance of 524.09 feet to the POINT OF BEGINNING and containing 115,881 square feet or 2.660 acres of computed land, more or less.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line segments L5 through L29 with their respective bearings and distances.

Table with 6 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curves C1 through C22 with their respective radii, arc lengths, chord lengths, bearings, and delta angles.

FINAL PLAT
SONOMA TRAIL RETAIL ADDITION
LOTS 1 & 2, BLOCK 1

AN ADDITION TO THE
CITY OF ENNIS, ELLIS COUNTY, TEXAS
BEING A PLAT OF
2.660 ACRES SITUATED IN THE
THOMAS HAVENS SURVEY, ABSTRACT NO. 489
CITY OF ENNIS, ELLIS COUNTY, TEXAS
APRIL 2026

OWNER:
SONOMA TRAIL 45, LLC
2300 LOHMAN'S SPUR
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Professional seal for PEISER & MANKIN SURVEYING, LLC. Includes job number (25-0616), date (4/20/2026), field date (7/3/2025), scale (1" = 40'), and contact information. Also features the Texas Society of Professional Surveyors logo and 'Member Since 1977'.