



**PLANNING AND ZONING  
COMMISSION AGENDA  
MONDAY, JUNE 22, 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
- Invocation
- Pledge of Allegiance

**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 June 8, 2026 Regular Meeting Minutes**

[2026 06 08 P&Z Minutes](#)

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

**D.1. Consider approving a PRELIMINARY PLAT for the Ideal Storage, Phase 3 Addition consisting of 1 commercial lot and measuring approximately 2.94 acres, located in the C. Garrett Survey, Abstract No. 383, City of Ennis, Ellis County, Texas. Located at 2317 N Preston St and 2319 N Preston St. Ellis CAD IDs 183803 and 183923.**

**P&Z Case No.: PLAT-26-12**

**Owner: Erwin Properties I LP**

**Applicant: 8G Construction**

[PLAT-26-12](#)

**D.2. Consider approving a FINAL PLAT for the Forest Cove Addition consisting of 1 multi-family residential lot and measuring approximately 14.448 acres, located in the J. Douthet Survey, Abstract No. 305, City of Ennis, Ellis County, Texas. Located at 1600 W Ennis Ave. Ellis CAD ID 182694.**

**P&Z Case No.: PLAT-26-13**

Owner: DENT Properties LTD  
Applicant: Westfall Engineering  
[PLAT-26-13](#)

E. TABLED ITEMS

Pursuant to Ennis Unified Development Ordinance, Section 3.2.7 (1) (3), the item(s) below were tabled at the June 8, 2026 meeting and will remain tabled until additional information is received from the applicant.

- E.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

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: **MONDAY, JUNE 15, 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 June 8, 2026 Regular Meeting Minutes.  
**Meeting:** PLANNING AND ZONING COMMISSION - 22 Jun 2026  
**Department:** Planning & Development  
**Staff Contact:** Jorge Barake, Planner

**BACKGROUND INFORMATION:**

Minutes for the June 8, 2026 Regular Meeting are submitted for Planning and Zoning Commission's review and approval.

**ATTACHMENTS:**

[2026 06 08 P&Z Meeting Minutes](#)

**MINUTES  
CITY OF ENNIS  
PLANNING AND ZONING COMMISSION  
Monday, June 8, 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, June 8, 2026, at 6:05 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman St, Ennis, Texas 75119.

**City Planner, Jorge Barake** called roll and verified a quorum:

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

The Pledge of Allegiance was recited.

The Invocation was given by **Commissioner McCauley**

**B. CITIZEN PUBLIC COMMENT PERIOD**

No one from the public spoke.

**C. CONSENT ITEMS**

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

Motion by **Commissioner Sacha**; second by **Commissioner McCauley** to approve the May 11, 2026, regular meeting minutes as submitted.

A vote was cast, 5 in favor, 0 against. Motion adopted.

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

*{Chairperson Coleman reordered this agenda}*

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

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

Julian Castillo, 1919 S Shiloh Rd., Garland, TX, with Vasquez Engineering, was available for questions.

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

Brief discussion was had regarding access easements and the buildable area of lot 2.

A vote was cast, 5 in favor; 0 against. Motion adopted.

**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 124.89-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

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

Applicant, Chad Adams, was available for questions and presented information regarding the proposed subdivision to commission members and staff. Mr. Adams stated he had reserved a room at the Ennis Public

**MINUTES  
CITY OF ENNIS  
PLANNING AND ZONING COMMISSION  
Monday, June 8, 2026, 6:00 P.M**

Library for a public meeting to address concerns from the public. Meeting scheduled for Thursday, June 11, 2026 at 6 p.m.

Todd Wintters, 1600 N. Collins Blvd, Richardson, Texas, Engineer addressed the request. He spoke to the property's topography and drainage and indicated that the installation of a lift station would be necessary.

**Commissioner Sacha** inquired regarding the property's current zoning and asked about the percentage of response letters necessary for approval or denial of the proposed subdivision. Staff explained that the City Commission may consider the percentage of response letters received when determining whether to approve or deny the request.

**Commissioner Garrett** inquired regarding setback requirements pertaining to OSSF adjacent the floodplain.

**Chairperson Coleman** opened the public hearing at 6:41 pm.

Russell Thomas, 2105 Country Club Rd, voiced concerns regarding the development of the property and the compatibility of the proposed home sizes on the lot, etc.

Walter Erwin, 1137 Mockingbird Cir, spoke against the request, specifically allowing lots to be on septic systems when he was not allowed to put a septic system on his 5-acre property directly adjacent to the proposed subdivision.

Gina Favaro, 2205 Country Club Rd, spoke against the request and voiced concerns regarding rainwater runoff into Lake Clark, public safety, emergency response times, adequate education resources and loss of agricultural land.

John Payne, 1121 Mockingbird Cir, spoke against the request, specifically drainage issues, drinking water concerns and the elementary school adjacent to the proposed subdivision with septic systems.

**Chairperson Coleman** closed the public hearing at 6:59 pm.

**Commissioner Garrett** voiced some conditions that would be appropriate for the proposed subdivision. Discussion ensued regarding different motions that can be made from the commission. Staff clarified.

Motion to table the item as presented by **Commissioner Sacha**; second by **Commissioner McCauley**.

A vote was cast, 5 in favor; 0 against. Item tabled to the next meeting.

**F. ADJOURNMENT**

With no other business, **Chairperson Coleman** declared the meeting adjourned at approximately 7:09 P.M.

ATTEST:

APPROVED:

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

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

\_\_\_\_\_  
Jorge Barake, City Planner



# PLANNING AND ZONING COMMISSION AGENDA SUMMARY FORM



**To:** Planning and Zoning Commission

**Subject:** Consider approving a PRELIMINARY PLAT for the Ideal Storage, Phase 3 Addition consisting of 1 commercial lot and measuring approximately 2.94 acres, located in the C. Garrett Survey, Abstract No. 383, City of Ennis, Ellis County, Texas. Located at 2317 N Preston St and 2319 N Preston St. Ellis CAD IDs 183803 and 183923.  
P&Z Case No.: PLAT-26-12  
Owner: Erwin Properties I LP  
Applicant: 8G Construction

**Meeting:** PLANNING AND ZONING COMMISSION - 22 Jun 2026

**Department:** Planning & Development

**Staff Contact:** Jorge Barake, Planner

## BACKGROUND INFORMATION:

The subject site measuring 2.94 acres is currently zoned Light Industrial manufacturing and encompasses two parcels located at 2317 N. Preston Street and 2319 N. Preston Street respectively.

The applicant, 8G Construction, on behalf of the property owner, Erwin Properties I LP, is requesting approval of a Preliminary Plat for the Ideal Storage, Phase 3 Addition. The proposed plat will support continued development in the area and represents the next phase of the Ideal Storage project.

The Preliminary Plat is currently under review by our Department of Public Works and has been reviewed by franchise utilities.

## ATTACHMENTS:

- [PLAT-26-12 Application](#)
- [PLAT-26-12 Vicinity Map](#)
- [PLAT-26-12 Drone Photo](#)
- [PLAT-26-12 Zoning Map](#)
- [PLAT-2612 2317 N Preston St](#)

**Record No: PLAT-26-12**

Plat Application

Status: Active

Submitted On: 5/12/2026


**Primary Location**

2317 N PRESTON ST  
ENNIS, TX 75119

**Owner**

ERWIN PROPERTIES I LP




**Applicant**

 Chance Delashaw



### Application Information

Effective immediately, civil plan review is no longer required as part of the preliminary plat submittal. Preliminary plats may now be submitted and processed without the inclusion of civil engineering plans. All required civil plans will instead be reviewed during the final plat phase.

<b>Type of Application*</b>	<b>Plat Name*</b>
Preliminary	Ideal Storage, Phase 3 Addition
<b>Property Type*</b>	<b>No. of Lots*</b>
Commercial	1
<b>Acreage*</b>	<b>Current Zoning*</b>
2.94	L-IM - Light Industrial and Manufacturing
<b>Current Use*</b>	<b>Proposed Use*</b>
N/A	Self Storage Facility
<b>Is this property serviced by the City of Ennis Water/CCN?*</b>	<b>Are you using an Agent/Representative?*</b>
Yes	No
<b>Do you have an approved Civil Plan Review?*</b>  	<b>Date of Submission of Civil Plans*</b> 
No	03/25/2026

D.1.

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



No

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## Owner Information

Owner Name

Walter Erwin

Owner Street Address

Owner City, State Zip

Owner Telephone\*

Owner Email\*

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## Surveyor/Engineer Information

Firm Name\*

Karstetter Johnston

Surveyor/Engineer Name\*

Clint Karstetter

Address\*

City, State Zip\*

Telephone\*

Email\*

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## Signature

Applicant Signature\*



Chance Delashaw

Apr 28, 2026

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D.1.

## Attachment Requires


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

I have read and reviewed the Plat Application Requirements\*



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## Hearing Date and Time

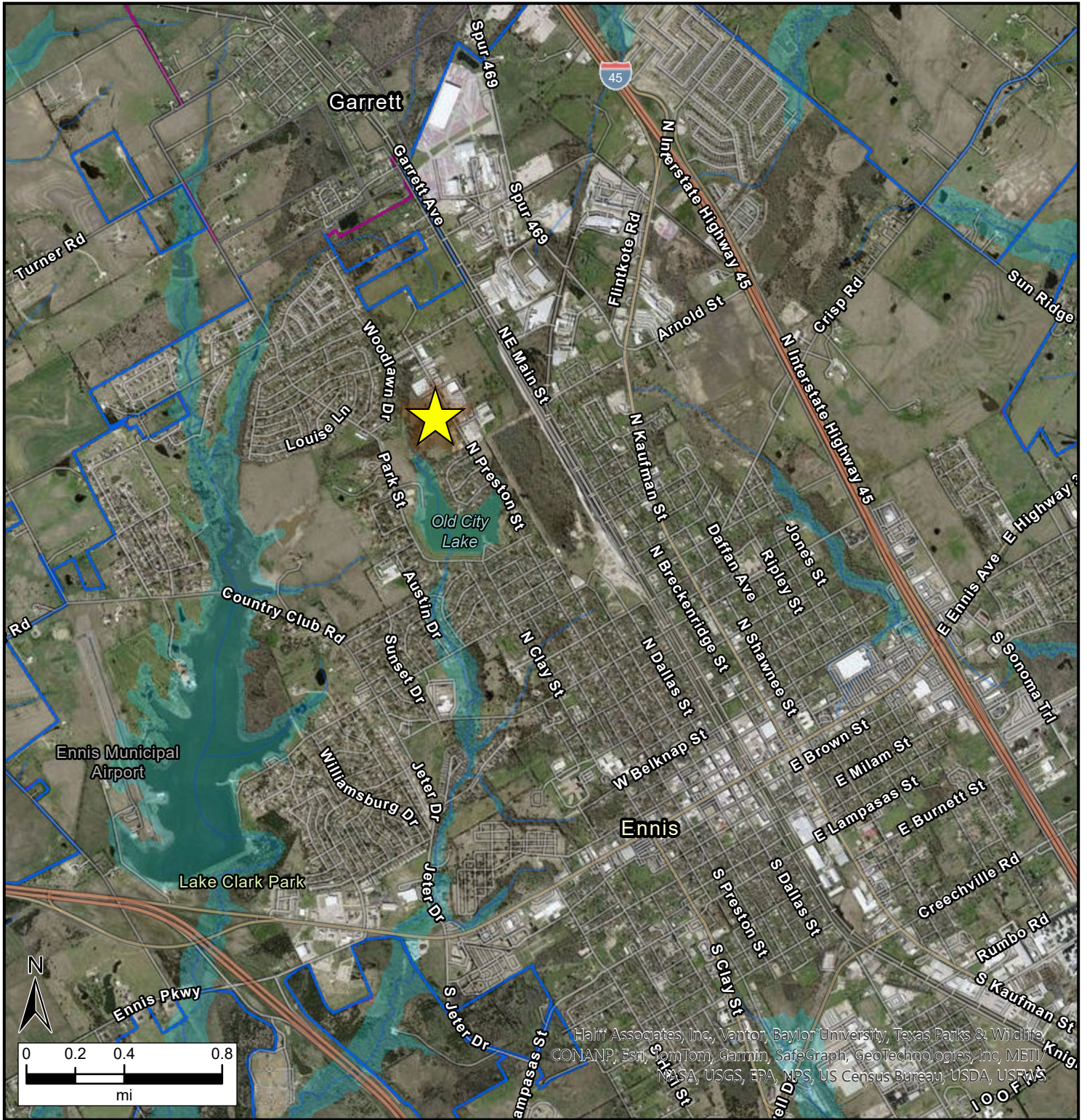
Planning and Zoning Hearing Date\* 

06/22/2026











Time of Hearing\* 

6:00pm

# Vicinity Map



## Legend

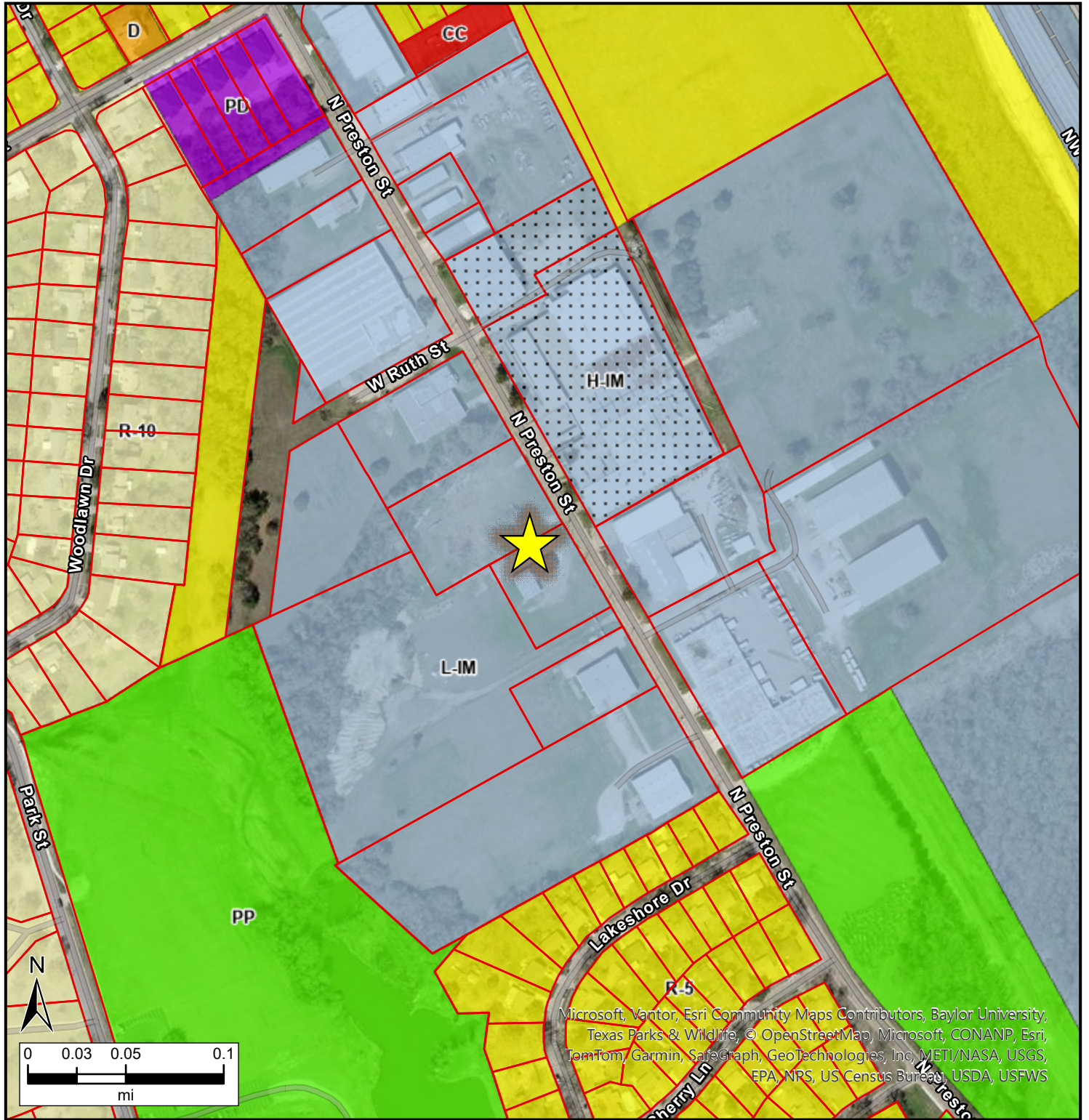
- |  |                                    |   |                                      |
|--|------------------------------------|---|--------------------------------------|
|  | Ennis ETJ                          |  | 0.2% Annual Chance Flood Hazard Area |
|  | Ennis City Limits                  |  |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

Half 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





# Zoning Map



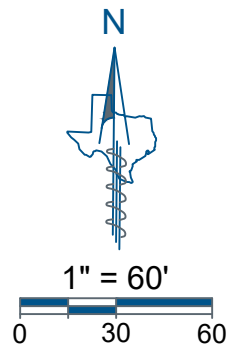
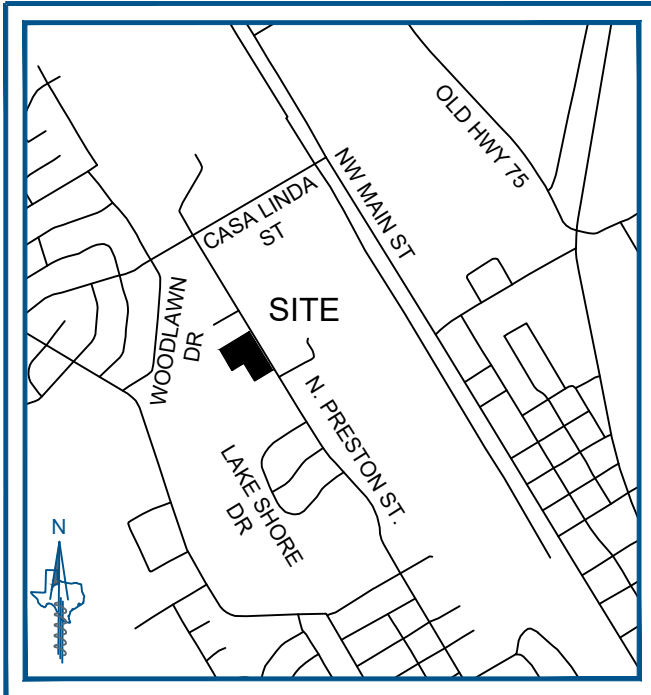
Microsoft, Vantor, Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

### Legend

- |  |   |  |
|--|---|--|
| Parcels  | NC-MF2 Neighborhood Multi-Family 2            | L-IM Light Industrial and Manufacturing                        |
| A Agricultural   | NC-D Neighborhood Duplex                      | H-IM Heavy Industrial and Manufacturing                        |
| RE Residential Estate  | D Duplex                                      | DT Downtown Core   |
| R-10 Single Family Residential 10                            | TH Townhome                                   | DT-T1 Downtown Transition 1                                    |
| R-5 Single Family Residential 5                              | MF-1 Multi-Family 1                           | DT-T2 Downtown Transition 2                                    |
| R-5-Z Single Family Residential 5 Zero Lot Line              | MF-2 Multi-Family 2                           | DT-A1 Downtown Approach 1                                      |
| R-5-PD #5 Single Family Residential 5 Planned Development #5 | MH Manufactured Home                          | DT-A2 Downtown Approach 2                                      |
| R-5-PD #7 Single Family Residential 5 Planned Development #7 | C Neighborhood Commercial                     | IC Institutional and Civic                                     |
| R-7 Single Family Residential 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-MF2 Planned Development-Multi-Family Residential District 2 |



VICINITY MAP  
NOT TO SCALE



GENERAL PLAT NOTES

- The purpose of this plat is to create one (1) lot of record from two (2) unplatted tracts of land and to dedicate easements.
- This property is located in Non-shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 3, 2013 as shown on Map Number 48139C0360F.
- Bearings and grid coordinates shown based on observations utilizing the AllTerra RTK Network; North American Datum of 1983 (Adjustment Realization 2011); Texas State Plane Coordinate System, North Central Zone (4202).
- Selling a portion of any lot within this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utility services and building permits.
- All interior lot corners are marked with a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless otherwise noted.
- This property is zoned L-IM: Light Industrial and Manufacturing

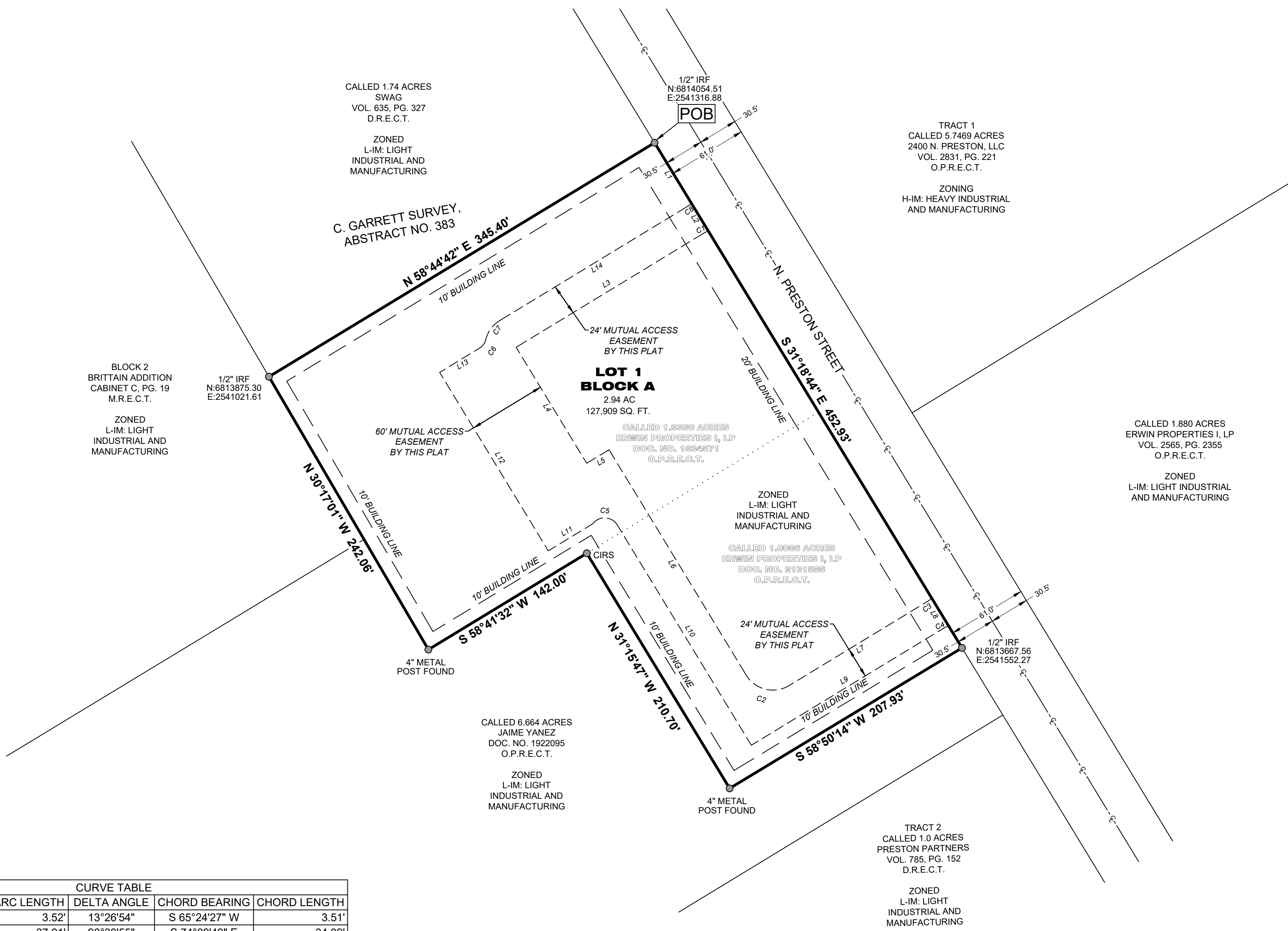
LINE	BEARING	DISTANCE
L1	S 31°18'44" E	54.32'
L2	S 31°18'44" E	24.84'
L3	S 58°41'00" W	168.53'
L4	S 31°19'00" E	104.00'
L5	N 58°41'00" E	20.00'
L6	S 31°19'00" E	201.00'
L7	N 58°41'00" E	125.47'
L8	S 31°18'44" E	24.76'
L9	S 58°41'00" W	173.19'
L10	N 31°19'00" W	198.00'
L11	S 58°41'00" W	39.77'
L12	N 31°19'00" W	160.00'
L13	N 58°40'59" E	35.92'
L14	N 58°41'00" E	168.45'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.00'	3.52'	13°26'54"	S 65°24'27" W	3.51'
C2	24.00'	37.91'	90°30'55"	S 74°09'49" E	34.09'
C3	15.00'	3.36'	12°50'33"	N 52°15'43" E	3.36'
C4	15.00'	3.39'	12°58'02"	S 65°10'01" W	3.39'
C5	11.41'	21.72'	109°05'59"	N 88°45'57" W	18.59'
C6	10.00'	7.87'	45°05'55"	N 36°08'01" E	7.67'
C7	24.00'	18.89'	45°05'56"	N 36°08'02" E	18.41'
C8	15.00'	3.60'	13°45'35"	N 51°48'12" E	3.59'

<b>SURVEYOR</b> Eagle Surveying, LLC Contact: Richard Spicer, Jr. 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009	<b>ENGINEER</b> 8G Construction Contact: Chance Delashaw 217 South 28th Street Waco, TX 76710 (469) 500-0774	<b>OWNER</b> Erwin Properties I, LP Contact: Walter Erwin 1137 Mockingbird Cir Ennis, TX 75119 (214) 642-4046	<b>OWNER</b> Erwin Properties I, LP Contact: Chris Martin 1137 Mockingbird Cir Ennis, TX 75119 (254) 299-7588
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Project 2603.029-02		<b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 06/15/2026		
Drafter MMF		

LEGEND	
POB	= POINT OF BEGINNING
VOL.	= VOLUME
PG.	= PAGE
DOC. NO.	= DOCUMENT NUMBER
IRF	= IRON ROD FOUND
CIRS	= 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
O.P.R.E.C.T.	= OFFICIAL PUBLIC RECORDS ELLIS COUNTY, TEXAS
M.R.E.C.T.	= MAP RECORDS ELLIS COUNTY, TEXAS
D.R.E.C.T.	= DEED RECORDS ELLIS COUNTY, TEXAS



PRELIMINARY PLAT  
LOT 1, BLOCK A  
**IDEAL STORAGE,  
PHASE 3  
ADDITION**

2.94 ACRES OUT OF THE  
C. GARRETT SURVEY, ABSTRACT NUMBER 383  
CITY OF ENNIS, ELLIS COUNTY, TEXAS  
CITY CASE NO. XX-XXXX

DATE OF PREPARATION: 03/24/2026

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF ELLIS §

WHEREAS **ERWIN PROPERTIES I, LP** is the owner of a 2.94 acre tract of land out of the C. Garrett Survey, Abstract Number 383, situated in City of Ennis, Ellis County, Texas, being all of a called 1.9330 acre tract of land conveyed to Erwin Properties I, LP by deed of record in Document Number 1834571 of the Official Public Records of Ellis County, Texas and all of a called 1.0086 acre tract of land conveyed to Erwin Properties I, LP by deed of record in Document Number 2131586 of said Official Public Records, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found in the southwest right-of-way line of N. Preston Street, being the east corner of a called 1.74 acre tract of land conveyed to Swag by deed of record in Volume 635, Page 327 of the Deed Records of Ellis County, Texas, and being the north corner of said 1.9330 acre tract;

**THENCE**, S31°18'44"E, along the southwest right-of-way line of N. Preston Street, in part being the comomo northeast line of said 1.9330 acre tract, and in part being the common northeast line of said 1.0086 acre tract, a distance of 452.93 feet to a 1/2 inch iron rod found at the easternmost north corner of a called 6.664 acre tract of land conveyed to Jaime Yanez by deed of record in Document Number 1922095 of said Official Public Records, being the east corner of said 1.0086 acre tract;

**THENCE**, S58°50'14"W, leaving the southwest right-of-way line of N. Preston Street, along the southeast line of said 1.0086 acre tract, being the common easternmost northwest line of said 6.664 acre tract, a distance of 207.93 feet to a 4 inch metal post found at the south corner of said 1.0086 acre tract, being an interior ell corner of said 6.664 acre tract;

**THENCE**, N31°15'47"W, along the southwest line of said 1.0086 acre tract, being a common northeast line of said 6.64 acre tract, a distance of 210.70 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the southeast line of said 1.9330 acre tract, being the west corner of said 1.0086 acre tract, and being an exterior ell corner of said 6.664 acre tract;

**THENCE**, S58°41'32"W, along the southeast line of said 1.9330 acre tract, being a common northwest line of said 6.664 acre tract, a distance of 142.00 feet to a 4 inch metal post found at the south corner of said 1.9330 acre tract, being an interior ell corner of said 6.664 acre tract;

**THENCE**, N30°17'01"W, along the southwest line of said 1.9330 acre tract, in part being the common westernmost northeast line of said 6.664 acre tract, and in part being the common northeast line of Block 2 of Brittain Addition, a subdivision of record in Cabinet C, Page 19 of the Map Records of Ellis County, Texas, a distance of 242.06 feet to a 1/2 inch iron rod found at the west corner of said 1.9330 acre tract, being the south corner of said 1.74 acre tract;

**THENCE**, N58°44'42"E, leaving the northeast line of said Block 2, along the northwest line of said 1.9330 acre tract, being the common southeast line of said 1.74 acre tract, a distance of 345.40 feet to the **POINT OF BEGINNING**, and containing an area of 2.94 acres (127,909 square feet) of land, more or less.

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
COUNTY OF DENTON §

I, **CALEB McCANLIES**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my supervision.

**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

Caleb McCanlies, R.P.L.S. # 7036 \_\_\_\_\_ Date

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **CALEB McCANLIES**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

**OWNER'S DEDICATION**

STATE OF TEXAS §  
COUNTY OF ELLIS §

**NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:**

That **ERWIN PROPERTIES I, LP**(owners) acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as **IDEAL STORAGE, PHASE 3, ADDITION, LOT 1, BLOCK A**, an addition to the City of Ennis, Texas and do(es) hereby dedicate, in fee simple, to the public use forever, the streets and alleys shownhereon 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. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Ennis' use thereof. The City of Ennis or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements and the City of Ennis or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all of part of its respective system without the necessity at any time of procuring the permission of anyone.

**ERWIN PROPERTIES I, LP** (owner(s)) do/does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described street, alleys, easements, and rights unto the public against every person whomsoever lawfully claiming or to claim the same of any part thereof. This plat is approved subject to all platting and subdivision ordinances, rules, regulations, and resolutions of the City of Ennis, Texas.

The plat approved subject to all ordinances, rules, regulation and resolutions of the City of Ennis, Texas.

WITNESS my hand on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

OWNER: **ERWIN PROPERTIES I, LP.**

By: \_\_\_\_\_  
Walter Erwin

By: \_\_\_\_\_  
Chris Martin

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **WALTER ERWIN**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **CHRIS MARTIN**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**MUTUAL ACCESS EASEMENT STATEMENT**

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.

WITNESS our hands at Ennis, Texas, this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owner Signature: \_\_\_\_\_ Owner Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_

**CERTIFICATE OF APPROVAL**  
STATE OF TEXAS §  
COUNTY OF ELLIS §  
I hereby certify that the above and foregoing plat of the **IDEAL STORAGE, PHASE 3, ADDITION, LOT 1, BLOCK A**, was approved by the City of Ennis, Texas, according to Chapter 212 of the Texas Local Government Code on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
\_\_\_\_\_  
City Manager

**PRELIMINARY PLAT  
LOT 1, BLOCK A  
IDEAL STORAGE,  
PHASE 3  
ADDITION**

2.94 ACRES OUT OF THE  
C. GARRETT SURVEY, ABSTRACT NUMBER 383  
CITY OF ENNIS, ELLIS COUNTY, TEXAS  
CITY CASE NO. XX-XXXX

*DATE OF PREPARATION: 03/24/2026*

Project 2603.029-02	 <b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 06/15/2026	
Drafter MMF	

- |   |   |  |  |
|---|---|--|--|
| <b>SURVEYOR</b><br>Eagle Surveying, LLC<br>Contact: Richard Spicer, Jr.<br>222 S. Elm Street, Suite 200<br>Denton, TX 76201<br>(940) 222-3009 | <b>ENGINEER</b><br>8G Construction<br>Contact: Chance Delashaw<br>217 South 28th Street<br>Waco, TX 76710<br>(469) 500-0774 | <b>OWNER</b><br>Erwin Properties I, LP<br>Contact: Walter Erwin<br>1137 Mockingbird Cir<br>Ennis, TX 75119<br>(214) 642-4046 | <b>OWNER</b><br>Erwin Properties I, LP<br>Contact: Chris Martin<br>1137 Mockingbird Cir<br>Ennis, TX 75119<br>(254) 299-7588 |
|---|---|--|--|

# PLANNING AND ZONING COMMISSION AGENDA SUMMARY FORM



**To:** Planning and Zoning Commission

**Subject:** Consider approving a FINAL PLAT for the Forest Cove Addition consisting of 1 multi-family residential lot and measuring approximately 14.448 acres, located in the J. Douthet Survey, Abstract No. 305, City of Ennis, Ellis County, Texas. Located at 1600 W Ennis Ave. Ellis CAD ID 182694.  
P&Z Case No.: PLAT-26-13  
Owner: DENT Properties LTD  
Applicant: Westfall Engineering

**Meeting:** PLANNING AND ZONING COMMISSION - 22 Jun 2026

**Department:** Planning & Development

**Staff Contact:** Jorge Barake, Planner

## BACKGROUND INFORMATION:

The 14.448-acre subject property, located at 1600 W. Ennis Avenue, is currently zoned Multi-Family 1 (MF-1). The developer is proposing to construct a 256-unit apartment community on the site.

The civil plans were submitted on February 27, 2026 and reviewed and conditionally approved by the Department of Public Works on June 8, 2026.

Please be advised that the Final Plat is currently under review by the franchise utilities, with feedback due by June 23, 2026.

The Final Plat application was submitted to the Department of Community Health and Development on June 9, 2026.

In accordance with Texas' "shot-clock" under Local Government Code 212.009, municipalities must approve, conditionally approve or disapprove a plat within 30 days of filing, or it is automatically deemed approved.

To ensure compliance with state deadlines, staff are presenting this plat to the Commission for review and consideration in advance of both the franchise utilities' response deadline and the July 9, 2026 city's shot-clock deadline.

## RECOMMENDATION:

Staff recommends **conditional approval** of the Final Plat. The following requirements shall be addressed prior to recording.

1. Address staff comments.
2. Address franchise utility comments, if any.
3. Update the Traffic Impact Analysis to reflect the current site plan.
4. Address any possible TxDOT concerns.

**ATTACHMENTS:**

[PLAT-26-13 Application](#)

[PLAT-26-13 Vicinity Map](#)

[PLAT-26-13 Drone Photo](#)

[PLAT-26-13 Zoning Map](#)

[PLAT-26-13 Forest Cove Final Plat](#)

[PLAT-26-13 Forest Cove Final Plat Staff Comments 20260611](#)

[PLAT-26-13 Civil Plans Conditional Approval](#)

[PLAT-26-13 TIA](#)

**Record No: PLAT-26-13**

Plat Application

Status: Active

Submitted On: 5/21/2026

**Primary Location**

1600 W ENNIS AVE  
ENNIS, TX 75119

**Owner**

DENT PROPERTIES LTD

**Applicant**

 Michael Westfall



### Application Information

Effective immediately, civil plan review is no longer required as part of the preliminary plat submittal. Preliminary plats may now be submitted and processed without the inclusion of civil engineering plans. All required civil plans will instead be reviewed during the final plat phase.

**Type of Application\***

Final

**Plat Name\***

Forest Cove Addition

**Property Type\***

Residential

**No. of Lots\***

1

**Acreage\***

14.448

**Current Zoning\***

MF-1

**Current Use\***

Vacant

**Proposed Use\***

Multifamily

**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-25-2

D.2.

Date of Submission of Civil Plans\* 

02/27/2026

Date of Approval of Civil Plans\*

06/08/2026

**You must have an approved Civil Plan Review and approval date to proceed with the Plat Application process (Not applicable to preliminary plat applications). 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

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## Owner Information

Owner Name

DENT Properties LTD

Owner Street Address

Owner City, State Zip

Owner Telephone\*

Owner Email\*

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## Agent/Representative Information

D.2.

**Firm Name \***

Westfall Engineering

**Main Contact\***

**Address\***

**City, State Zip\***

**Telephone\***

**Email\***

---

### Surveyor/Engineer Information

**Firm Name\***

Texas Reality Capture

**Surveyor/Engineer Name\***

Tim Jackson

**Address\***

**City, State Zip\***

**Telephone\***

**Email\***

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### Signature

**Applicant Signature\***

Michael Westfall  
May 21, 2026

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### Attachment Requires

D.2.


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

I have read and reviewed the Plat Application Requirements\*



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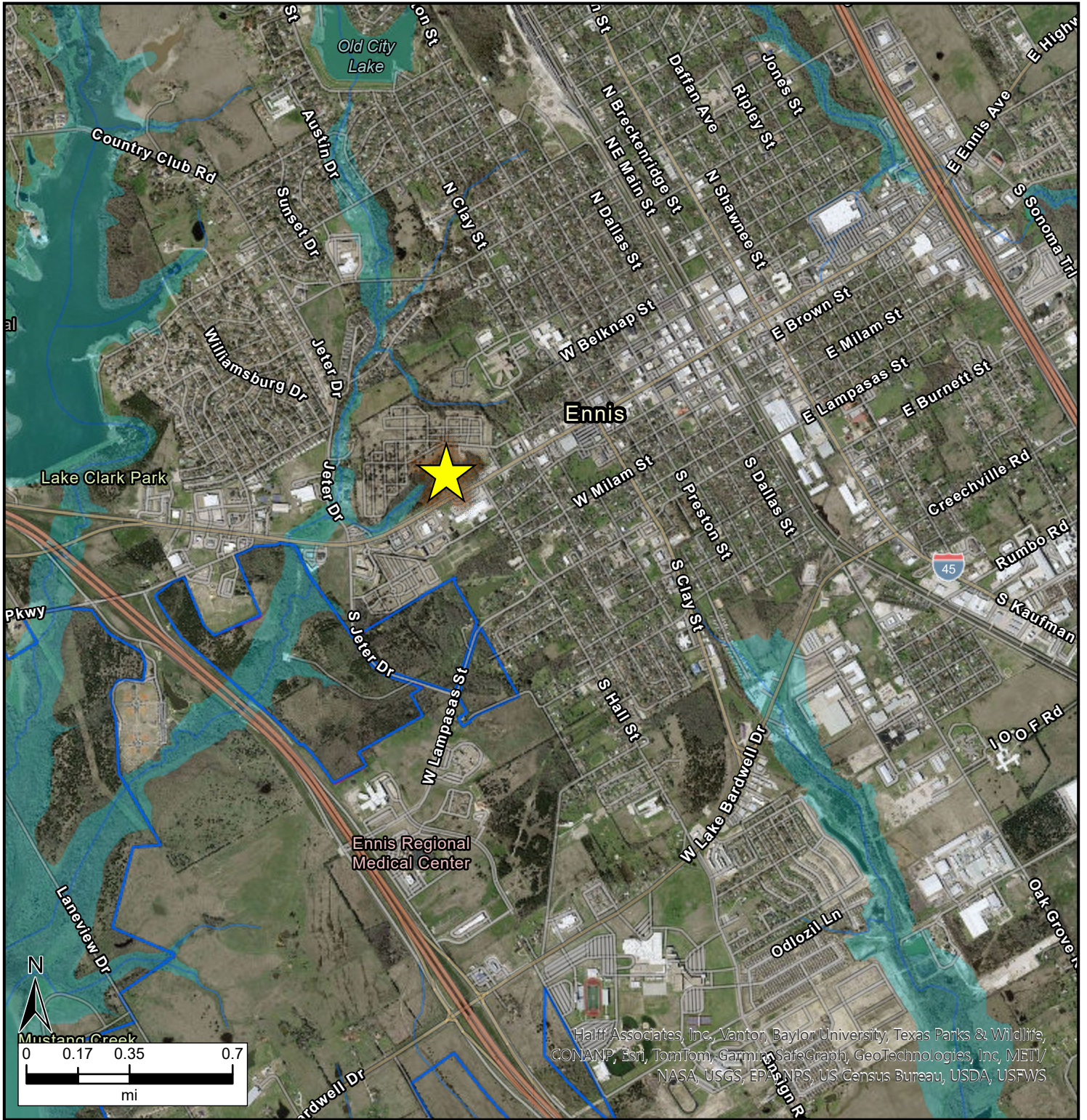
## Hearing Date and Time

Planning and Zoning Hearing Date\* 

Time of Hearing\* 

—

# Vicinity Map



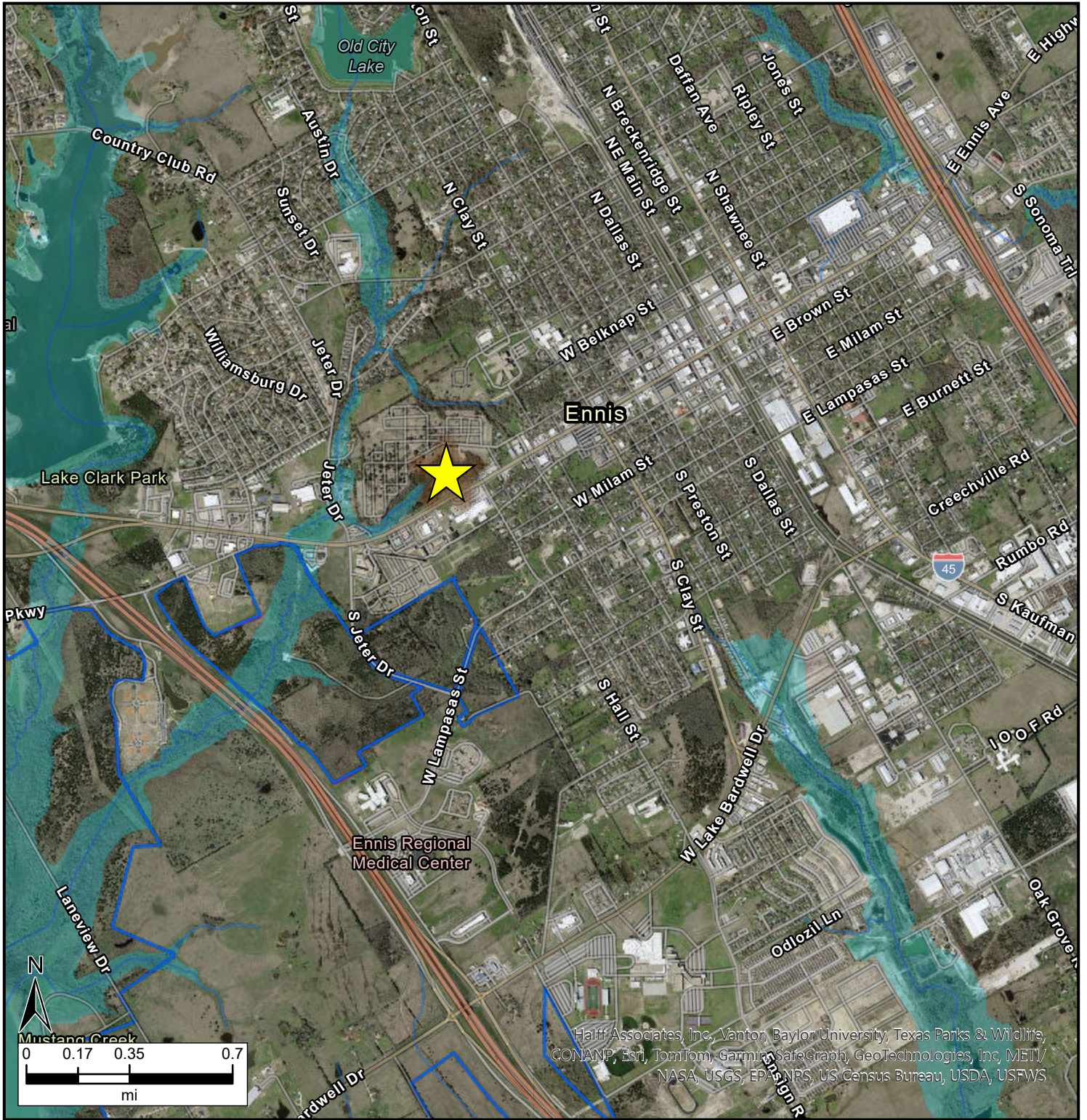
Half Associates, Inc., Vantor, Baylor University, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA/NPS, US Census Bureau, USDA, USFWS

## 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










# Vicinity Map



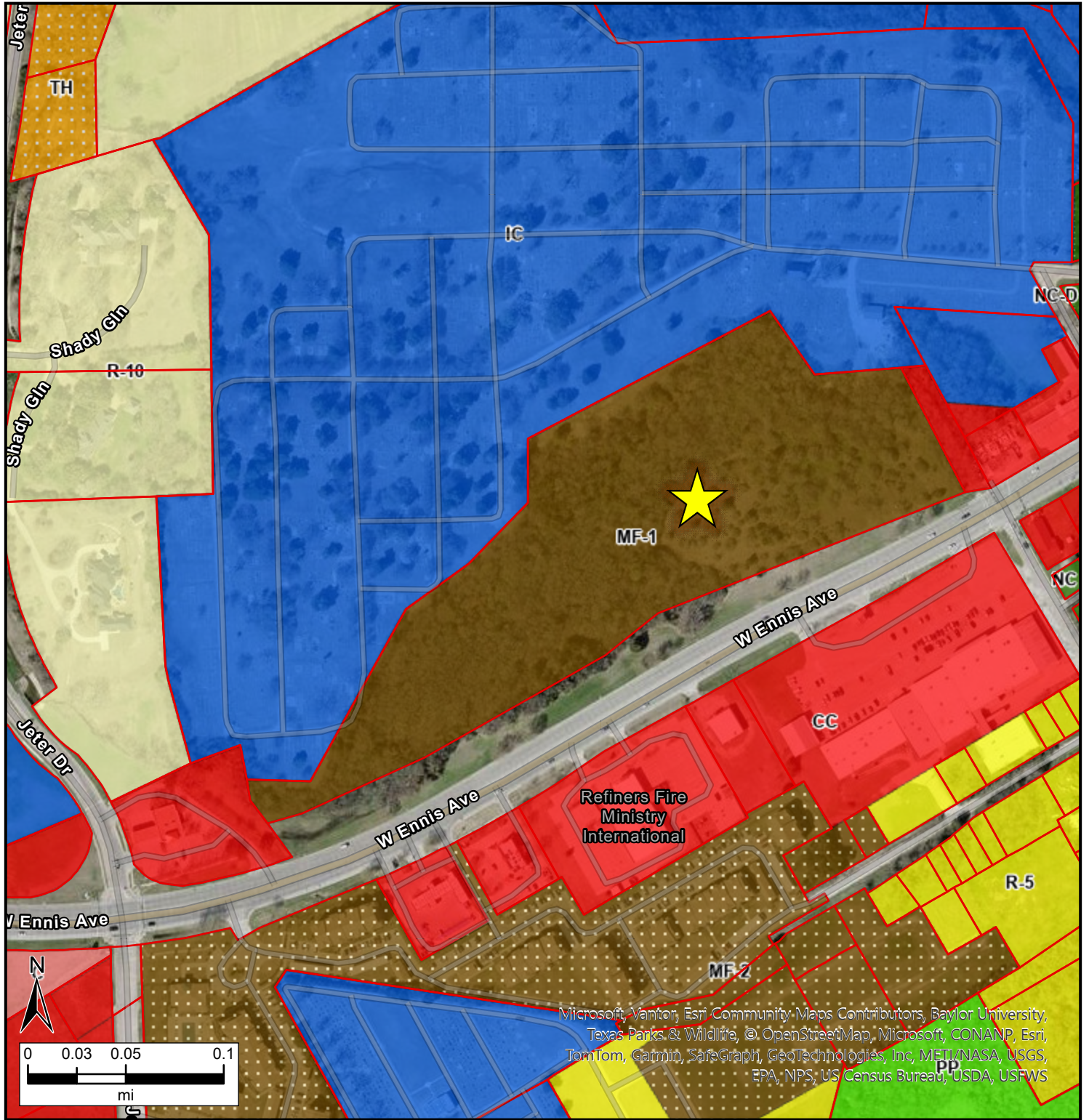
Haltf Associates, Inc., Vantor, Baylor University, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA/NPS, US Census Bureau, USDA, USFWS

## 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



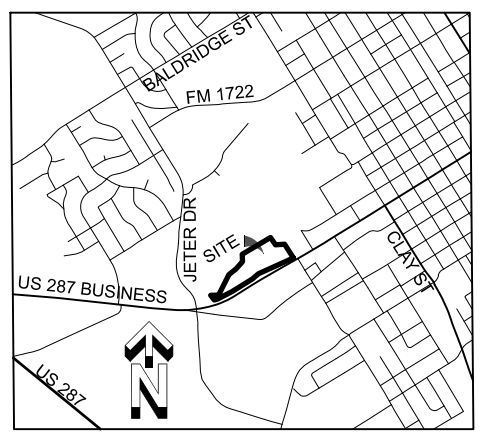
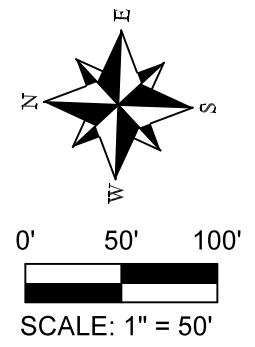
# Zoning Map



### Legend

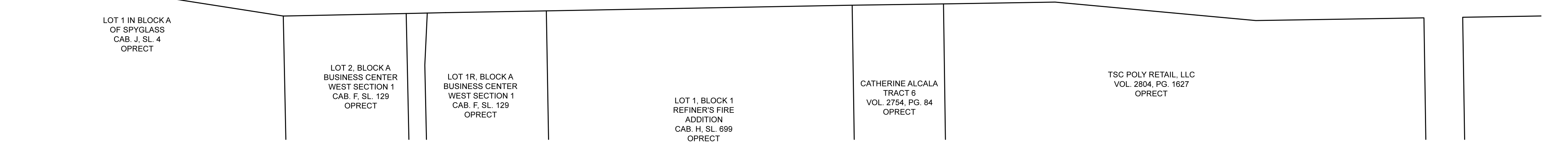
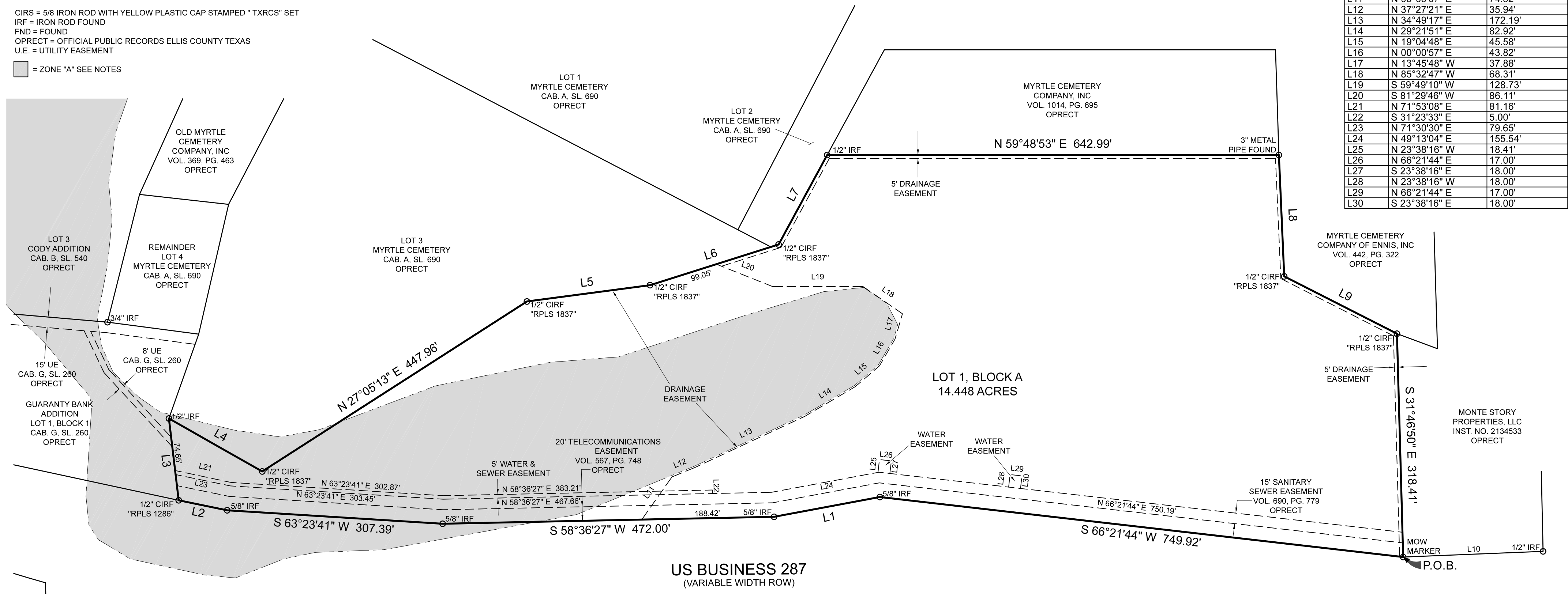
Parcels	NC-MF2 Neighborhood Multi-Family 2	L-IM Light Industrial and Manufacturing
A Agricultural	NC-D Neighborhood Duplex	H-IM Heavy Industrial and Manufacturing
RE Residential Estate	D Duplex	DT Downtown Core
R-10 Single Family Residential 10	TH Townhome	DT-T1 Downtown Transition 1
R-5 Single Family Residential 5	MF-1 Multi-Family 1	DT-T2 Downtown Transition 2
R-5-Z Single Family Residential 5 Zero Lot Line	MF-2 Multi-Family 2	DT-A1 Downtown Approach 1
R-5-PD #5 Single Family Residential 5 Planned Development #5	MH Manufactured Home	DT-A2 Downtown Approach 2
R-5-PD #7 Single Family Residential 5 Planned Development #7	C Neighborhood Commercial	IC Institutional and Civic
R-7 Single Family Residential 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





**LEGEND**  
 CIRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET  
 IRF = IRON ROD FOUND  
 FND = FOUND  
 OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS  
 U.E. = UTILITY EASEMENT  
 [Symbol] = ZONE "A" SEE NOTES

LINE	BEARING	DISTANCE
L1	S 49°13'04" W	153.13'
L2	S 71°30'30" W	70.42'
L3	N 36°59'25" W	117.40'
L4	N 89°25'03" E	152.79'
L5	N 52°15'43" E	176.74'
L6	N 42°14'49" E	191.99'
L7	N 01°41'45" W	145.12'
L8	S 32°42'33" E	173.11'
L9	N 86°47'00" E	180.04'
L10	N 57°29'03" E	199.31'
L11	N 05°05'07" E	74.52'
L12	N 37°27'21" E	35.94'
L13	N 34°49'17" E	172.19'
L14	N 29°21'51" E	82.92'
L15	N 19°04'48" E	45.58'
L16	N 00°00'57" E	43.82'
L17	N 13°45'48" W	37.88'
L18	N 85°32'47" W	68.31'
L19	S 59°49'10" W	128.73'
L20	S 81°29'46" W	86.11'
L21	N 71°53'08" E	81.16'
L22	S 31°23'33" E	5.00'
L23	N 71°30'30" E	79.65'
L24	N 49°13'04" E	155.54'
L25	N 23°38'16" W	18.41'
L26	N 66°21'44" E	17.00'
L27	S 23°38'16" W	18.00'
L28	N 23°38'16" W	18.00'
L29	N 66°21'44" E	17.00'
L30	S 23°38'16" E	18.00'



**NOTES:**  
 BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83 PER GPS OBSERVATIONS  
 AS SHOWN HEREON, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - ZONE "A" - DEFINED AS "NO BASED FLOOD ELEVATIONS DETERMINED", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48139C0360F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.  
 SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.  
 THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THE PROPERTY.

**OWNER:**  
 DENT PROPERTIES, LTD  
 818 W. ENNIS AVE  
 ENNIS, TX 75119  
 612.701.4855

**ENGINEER:**  
 WESTFALL ENGINEERING  
 1719 ANGEL PARKWAY  
 STE 400-206  
 ALLEN, TEXAS 75002

**SURVEYOR:**  
 TEXAS REALITY CAPTURE & SURVEYING, LLC.  
 P.O. BOX 252  
 WAXAHACHIE, TEXAS 75168  
 469.518.0338  
 TBPLS FIRM NO 10194359

**FINAL PLAT**  
**LOT 1, BLOCK A**  
**FOREST COVE**  
**ADDITION**  
 14.448 ACRES  
 SITUATED IN THE  
 J. DOUTHET SURVEY,  
 ABSTRACT NO 305  
 CITY OF ENNIS  
 ELLIS COUNTY, TEXAS  
 1 RESIDENTIAL LOT

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, DENT PROPERTIES, LTD IS THE OWNER OF A TRACT OF LAND SITUATED IN THE J. DOUTHET SURVEY, ABSTRACT NO. 305, CITY OF ENNIS, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO DENT PROPERTIES, LTD, RECORDED IN VOLUME 2182, PAGE 2329, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MOW MARKER FOUND FOR THE SOUTHEAST CORNER OF SAID DENT PROPERTIES TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MONTE STORY PROPERTIES, LLC, RECORDED IN INSTRUMENT NO. 2134533, OPRECT AND IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF US BUSINESS 287 (A VARIABLE WIDTH ROW), FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID MONTE STORY PROPERTIES TRACT, BEARS N 57°29'03" E, A DISTANCE OF 199.31 FEET;

THENCE ALONG THE SOUTH LINE OF SAID DENT PROPERTIES TRACT AND THE COMMON NORTH ROW LINE OF SAID US BUSINESS 287, AS FOLLOWS:

S 66°21'44" W, A DISTANCE OF 749.92 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

S 49°13'04" W, A DISTANCE OF 153.13 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

S 58°36'27" W, A DISTANCE OF 472.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

S 63°23'41" W, A DISTANCE OF 307.39 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

S 71°30'30" W, A DISTANCE OF 70.42 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 1286" FOUND FOR THE SOUTHWEST CORNER OF SAID DENT PROPERTIES TRACT AND THE COMMON SOUTHEAST CORNER OF GUARANTY BANK ADDITION LOT 1, BLOCK 1, RECORDED IN CABINET G, SLIDE 260, OPRECT;

THENCE N 36°59'25" W, ALONG THE WEST LINE OF SAID DENT PROPERTIES TRACT AND THE COMMON EAST LINE OF SAID GUARANTY BANK ADDITION, A DISTANCE OF 117.40 FEET TO A 1/2" IRON ROD FOUND FOR A NORTHWEST CORNER OF SAID DENT PROPERTIES TRACT AND A COMMON SOUTHWEST CORNER OF LOT 3, MYRTLE CEMETERY, RECORDED IN CABINET A, SLIDE 690, OPRECT;

THENCE ALONG THE NORTH LINES OF SAID DENT PROPERTIES TRACT AND THE COMMON SOUTH LINE OF SAID LOT 3, AS FOLLOWS:

N 89°25'03" E, A DISTANCE OF 152.79 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 1837" FOUND FOR CORNER;

N 27°05'13" E, A DISTANCE OF 447.96 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 1837" FOUND FOR CORNER;

N 52°15'43" E, A DISTANCE OF 176.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 1837" FOUND FOR CORNER;

THENCE N 42°14'49" E, ALONG THE NORTH LINES OF SAID DENT PROPERTIES TRACT AND THE COMMON SOUTH LINE OF SAID LOT 3 AND THE COMMON SOUTH LINE OF LOT 4, OF SAID MYRTLE CEMETERY, A DISTANCE OF 191.99 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 1837" FOUND FOR AN ANGLE CORNER OF SAID DENT PROPERTIES AND A COMMON ANGLE CORNER IN THE EAST LINE OF SAID LOT 4;

THENCE N 01°41'45" W, ALONG THE WEST LINE OF SAID DENT PROPERTIES TRACT AND THE COMMON EAST LINE OF SAID LOT 4, A DISTANCE OF 145.12 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID DENT PROPERTIES TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MYRTLE CEMETERY COMPANY, INC. RECORDED IN VOLUME 1014, PAGE 695, OPRECT;

THENCE N 59°48'53" E, ALONG THE NORTH LINE OF SAID DENT PROPERTIES TRACT AND THE COMMON SOUTH LINE OF SAID MYRTLE CEMETERY COMPANY TRACT, A DISTANCE OF 642.99 FEET TO A 3" METAL PIPE FOUND FOR THE NORTHEAST CORNER OF SAID DENT PROPERTIES TRACT AND THE COMMON SOUTHEAST CORNER OF SAID MYRTLE CEMETERY COMPANY TRACT AND IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MYRTLE CEMETERY COMPANY OF ENNIS, INC. RECORDED IN VOLUME 442, PAGE 322, OPRECT;

THENCE S 32°42'33" E, ALONG THE EAST LINE OF SAID DENT PROPERTIES TRACT AND THE COMMON WEST LINE OF SAID MYRTLE CEMETERY COMPANY OF ENNIS TRACT, A DISTANCE OF 173.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 1837" FOUND FOR AN INTERIOR ELL CORNER OF SAID DENT PROPERTIES AND THE COMMON SOUTHWEST CORNER OF SAID MYRTLE CEMETERY COMPANY OF ENNIS TRACT;

THENCE N 86°47'00" E, ALONG THE NORTH LINE OF SAID DENT PROPERTIES TRACT AND THE COMMON SOUTH LINE OF SAID MYRTLE CEMETERY COMPANY OF ENNIS TRACT, A DISTANCE OF 180.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 1837" FOUND FOR A NORTHEAST CORNER OF SAID DENT PROPERTIES AND THE COMMON NORTHWEST CORNER OF SAID MONTE STORY PROPERTIES TRACT;

THENCE S 31°46'50" E, ALONG THE EAST LINE OF SAID DENT PROPERTIES TRACT AND THE COMMON WEST LINE OF SAID MONTE STORY PROPERTIES TRACT, A DISTANCE OF 318.41 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14.448 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT DENT PROPERTIES, LTD, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK A, FOREST COVE ADDITION, AN ADDITION TO THE CITY OF ENNIS, TEXAS ELLIS COUNTY, TEXAS, AND DO(ES) 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. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ENNIS' USE THEREOF. THE CITY OF ENNIS OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS AND THE CITY OF ENNIS OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OF PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

DENT PROPERTIES, LTD DO/DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREET, ALLEYS, EASEMENTS, AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OF ANY PART THEREOF. THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING AND SUBDIVISION ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ENNIS, TEXAS.

STATEMENT REGARDING SALE OF PROPERTY BY METES AND BOUNDS

SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_, OWNERS, 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 UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE WITH NOTARY

KNOW ALL MEN BY THESE PRESENTS: THAT I, TIMOTHY L. JACKSON, 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 L. JACKSON
REGISTRATION NO. 5644

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY L. JACKSON, SURVEYOR, 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 THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

CITY APPROVAL BLOCK
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE LOT 1, BLOCK A, FOREST COVE ADDITION, WAS APPROVED BY THE CITY OF ENNIS, TEXAS, ACCORDING TO

CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CITY MANAGER

FINAL PLAT
LOT 1, BLOCK A
FOREST COVE
ADDITION

14.448 ACRES

SITUATED IN THE
J. DOUTHET SURVEY,
ABSTRACT NO 305
CITY OF ENNIS
ELLIS COUNTY, TEXAS
1 RESIDENTIAL LOT

OWNER:
DENT PROPERTIES, LTD
818 W. ENNIS AVE
ENNIS, TX 75119
612.701.4855

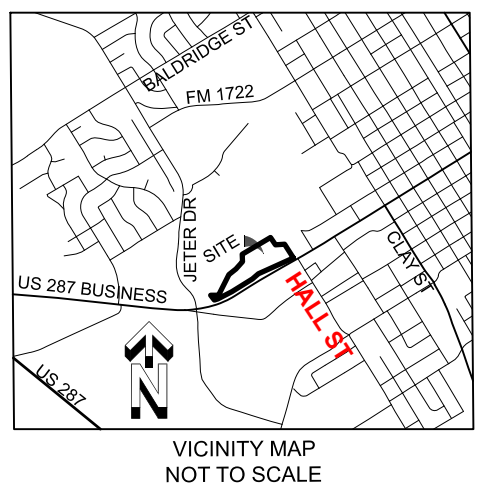
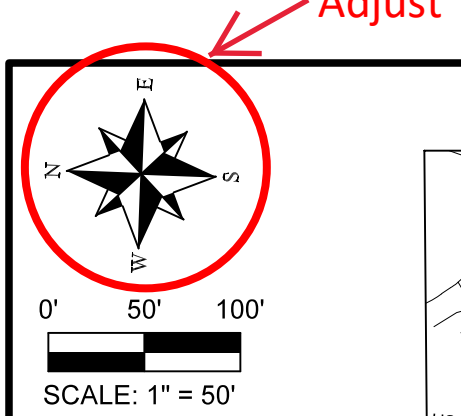
ENGINEER:
WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE 400-206
ALLEN, TEXAS 75002

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359

THIS PLAT FILED IN VOLUME/CABINET \_\_\_\_\_, PAGE # \_\_\_\_\_, DATE \_\_\_\_\_

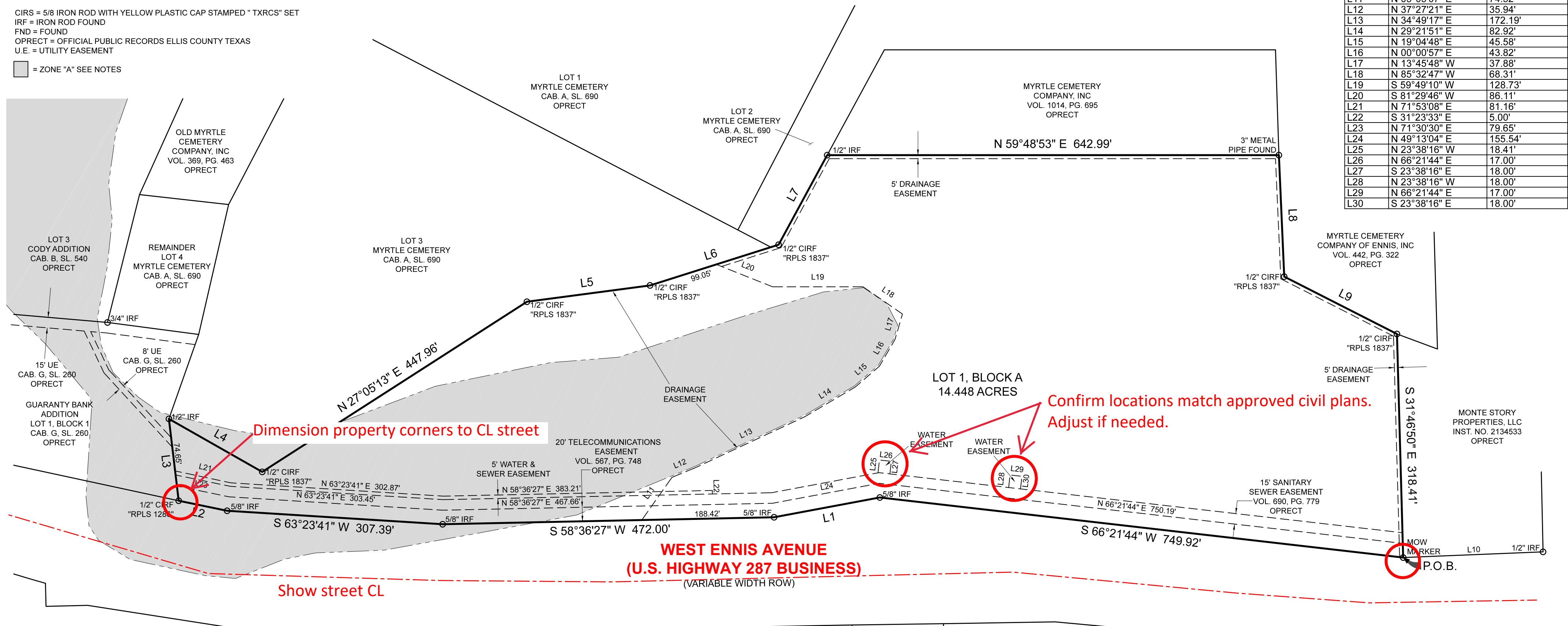
JOB NO 2480

FEBRUARY 2026



LEGEND  
 CIRS = 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET  
 IRF = IRON ROD FOUND  
 FND = FOUND  
 OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS  
 U.E. = UTILITY EASEMENT  
 [Symbol] = ZONE "A" SEE NOTES

LINE	BEARING	DISTANCE
L1	S 49°13'04" W	153.13'
L2	S 71°30'30" W	70.42'
L3	N 36°59'25" W	117.40'
L4	N 89°25'03" E	152.79'
L5	N 52°15'43" E	176.74'
L6	N 42°14'49" E	191.99'
L7	N 01°41'45" W	145.12'
L8	S 32°42'33" E	173.11'
L9	N 86°47'00" E	180.04'
L10	N 57°29'03" E	199.31'
L11	N 05°05'07" E	74.52'
L12	N 37°27'21" E	35.94'
L13	N 34°49'17" E	172.19'
L14	N 29°21'51" E	82.92'
L15	N 19°04'48" E	45.58'
L16	N 00°00'57" E	43.82'
L17	N 13°45'48" W	37.88'
L18	N 85°32'47" W	68.31'
L19	S 59°49'10" W	128.73'
L20	S 81°29'46" W	86.11'
L21	N 71°53'08" E	81.16'
L22	S 31°23'33" E	5.00'
L23	N 71°30'30" E	79.65'
L24	N 49°13'04" E	155.54'
L25	N 23°38'16" W	18.41'
L26	N 66°21'44" E	17.00'
L27	S 23°38'16" E	18.00'
L28	N 23°38'16" W	18.00'
L29	N 66°21'44" E	17.00'
L30	S 23°38'16" E	18.00'

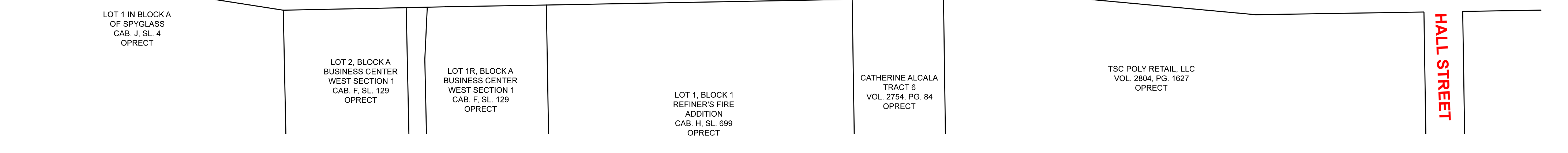


Dimension property corners to CL street

Confirm locations match approved civil plans. Adjust if needed.

**WEST ENNIS AVENUE**  
**(U.S. HIGHWAY 287 BUSINESS)**  
 (VARIABLE WIDTH ROW)

Show street CL



NOTES:  
 BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83 PER GPS OBSERVATIONS  
 AS SHOWN HEREON, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - ZONE "A" - DEFINED AS "NO BASED FLOOD ELEVATIONS DETERMINED", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48139C0360F, DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.  
 SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.  
 THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THE PROPERTY.

OWNER:  
 DENT PROPERTIES, LTD  
 818 W. ENNIS AVE  
 ENNIS, TX 75119  
 612.701.4855

ENGINEER:  
 WESTFALL ENGINEERING  
 1719 ANGEL PARKWAY  
 STE 400-206  
 ALLEN, TEXAS 75002

SURVEYOR:  
 TEXAS REALITY CAPTURE & SURVEYING, LLC.  
 P.O. BOX 252  
 WAXAHACHIE, TEXAS 75168  
 469.518.0338  
 TBPLS FIRM NO 10194359

FINAL PLAT  
**LOT 1, BLOCK A**  
**FOREST COVE**  
**ADDITION**  
 14.448 ACRES  
 SITUATED IN THE  
 J. DOUTHET SURVEY,  
 ABSTRACT NO 305  
 CITY OF ENNIS  
 ELLIS COUNTY, TEXAS  
 1 RESIDENTIAL LOT

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, DENT PROPERTIES, LTD IS THE OWNER OF A TRACT OF LAND SITUATED IN THE J. DOUTHET SURVEY, ABSTRACT NO. 305, CITY OF ENNIS, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO DENT PROPERTIES, LTD, RECORDED IN VOLUME 2182, PAGE 2329, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MOW MARKER FOUND FOR THE SOUTHEAST CORNER OF SAID DENT PROPERTIES TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MONTE STORY PROPERTIES, LLC, RECORDED IN INSTRUMENT NO. 2134533, OPRECT AND IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF US BUSINESS 287 (A VARIABLE WIDTH ROW), FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID MONTE STORY PROPERTIES TRACT, BEARS N 57°29'03" E, A DISTANCE OF 199.31 FEET;

THENCE ALONG THE SOUTH LINE OF SAID DENT PROPERTIES TRACT AND THE COMMON NORTH ROW LINE OF SAID US BUSINESS 287, AS FOLLOWS:

S 66°21'44" W, A DISTANCE OF 749.92 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

S 49°13'04" W, A DISTANCE OF 153.13 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

S 58°36'27" W, A DISTANCE OF 472.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

S 63°23'41" W, A DISTANCE OF 307.39 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

S 71°30'30" W, A DISTANCE OF 70.42 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 1286" FOUND FOR THE SOUTHWEST CORNER OF SAID DENT PROPERTIES TRACT AND THE COMMON SOUTHEAST CORNER OF GUARANTY BANK ADDITION LOT 1, BLOCK 1, RECORDED IN CABINET G, SLIDE 260, OPRECT;

THENCE N 36°59'25" W, ALONG THE WEST LINE OF SAID DENT PROPERTIES TRACT AND THE COMMON EAST LINE OF SAID GUARANTY BANK ADDITION, A DISTANCE OF 117.40 FEET TO A 1/2" IRON ROD FOUND FOR A NORTHWEST CORNER OF SAID DENT PROPERTIES TRACT AND A COMMON SOUTHWEST CORNER OF LOT 3, MYRTLE CEMETERY, RECORDED IN CABINET A, SLIDE 690, OPRECT;

THENCE ALONG THE NORTH LINES OF SAID DENT PROPERTIES TRACT AND THE COMMON SOUTH LINE OF SAID LOT 3, AS FOLLOWS:

N 89°25'03" E, A DISTANCE OF 152.79 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 1837" FOUND FOR CORNER;

N 27°05'13" E, A DISTANCE OF 447.96 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 1837" FOUND FOR CORNER;

N 52°15'43" E, A DISTANCE OF 176.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 1837" FOUND FOR CORNER;

THENCE N 42°14'49" E, ALONG THE NORTH LINES OF SAID DENT PROPERTIES TRACT AND THE COMMON SOUTH LINE OF SAID LOT 3 AND THE COMMON SOUTH LINE OF LOT 4, OF SAID MYRTLE CEMETERY, A DISTANCE OF 191.99 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 1837" FOUND FOR AN ANGLE CORNER OF SAID DENT PROPERTIES AND A COMMON ANGLE CORNER IN THE EAST LINE OF SAID LOT 4;

THENCE N 01°41'45" W, ALONG THE WEST LINE OF SAID DENT PROPERTIES TRACT AND THE COMMON EAST LINE OF SAID LOT 4, A DISTANCE OF 145.12 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID DENT PROPERTIES TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MYRTLE CEMETERY COMPANY, INC. RECORDED IN VOLUME 1014, PAGE 695, OPRECT;

THENCE N 59°48'53" E, ALONG THE NORTH LINE OF SAID DENT PROPERTIES TRACT AND THE COMMON SOUTH LINE OF SAID MYRTLE CEMETERY COMPANY TRACT, A DISTANCE OF 642.99 FEET TO A 3" METAL PIPE FOUND FOR THE NORTHEAST CORNER OF SAID DENT PROPERTIES TRACT AND THE COMMON SOUTHEAST CORNER OF SAID MYRTLE CEMETERY COMPANY TRACT AND IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MYRTLE CEMETERY COMPANY OF ENNIS, INC. RECORDED IN VOLUME 442, PAGE 322, OPRECT;

THENCE S 32°42'33" E, ALONG THE EAST LINE OF SAID DENT PROPERTIES TRACT AND THE COMMON WEST LINE OF SAID MYRTLE CEMETERY COMPANY OF ENNIS TRACT, A DISTANCE OF 173.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 1837" FOUND FOR AN INTERIOR ELL CORNER OF SAID DENT PROPERTIES AND THE COMMON SOUTHWEST CORNER OF SAID MYRTLE CEMETERY COMPANY OF ENNIS TRACT;

THENCE N 86°47'00" E, ALONG THE NORTH LINE OF SAID DENT PROPERTIES TRACT AND THE COMMON SOUTH LINE OF SAID MYRTLE CEMETERY COMPANY OF ENNIS TRACT, A DISTANCE OF 180.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 1837" FOUND FOR A NORTHEAST CORNER OF SAID DENT PROPERTIES AND THE COMMON NORTHWEST CORNER OF SAID MONTE STORY PROPERTIES TRACT;

THENCE S 31°46'50" E, ALONG THE EAST LINE OF SAID DENT PROPERTIES TRACT AND THE COMMON WEST LINE OF SAID MONTE STORY PROPERTIES TRACT, A DISTANCE OF 318.41 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14.448 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT DENT PROPERTIES, LTD, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK A, FOREST COVE ADDITION, AN ADDITION TO THE CITY OF ENNIS, TEXAS ELLIS COUNTY, TEXAS, AND DO(ES) 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. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ENNIS' USE THEREOF. THE CITY OF ENNIS OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS AND THE CITY OF ENNIS OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OF PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

DENT PROPERTIES, LTD DO/DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREET, ALLEYS, EASEMENTS, AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OF ANY PART THEREOF. THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING AND SUBDIVISION ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ENNIS, TEXAS.

WITNESS our hands at Ennis, Texas, this \_\_\_ day of \_\_\_, 20\_\_.

Owner Signature: \_\_\_\_\_ Owner Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_, OWNERS, 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 UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

~~SURVEYOR'S CERTIFICATE WITH NOTARY~~

KNOW ALL MEN BY THESE PRESENTS: THAT I, TIMOTHY L. JACKSON, 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 L. JACKSON
REGISTRATION NO. 5644

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY L. JACKSON, SURVEYOR, 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 THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

~~CITY APPROVAL BLOCK~~
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE LOT 1, BLOCK A, FOREST COVE ADDITION, WAS APPROVED BY THE CITY OF ENNIS, TEXAS, ACCORDING TO

CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2026.

CITY MANAGER

~~STATEMENT REGARDING SALE OF PROPERTY BY METES AND BOUNDS~~

SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

~~THIS PLAT FILED IN VOLUME/CABINET \_\_\_\_, PAGE # \_\_\_\_, DATE \_\_\_\_~~

FINAL PLAT
LOT 1, BLOCK A
FOREST COVE
ADDITION

14.448 ACRES

SITUATED IN THE
J. DOUTHET SURVEY,
ABSTRACT NO 305
CITY OF ENNIS
ELLIS COUNTY, TEXAS
1 RESIDENTIAL LOT

FEBRUARY 2026

OWNER:
DENT PROPERTIES, LTD
818 W. ENNIS AVE
ENNIS, TX 75119
612.701.4855

ENGINEER:
WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE 400-206
ALLEN, TEXAS 75002

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359

Civil Plan Letter of Conditional Approval



Record No.: CIV-25-2  
Date of Application: January 16, 2025  
Issued: June 8, 2026  
Expires: June 8, 2027

Michael Westfall,

Public Works has compiled the latest version of each sheet to create the file named "Conditionally Approved Civil Plans". The conditionally approved set of drawings has been uploaded to your record's attachment tab. These drawings are approved for construction to begin upon the following:

This notice is being provided to ensure that the Developer and Property Owner understands and acknowledges the following conditions related to the proposed development:

- Approval of plats, plans, or permits does not guarantee system water and wastewater capacity availability;
- Approval of plats, plans, or permits does not negate any system upgrade requirements required of developer prior to issuance of Certificate of Occupancy;
- Final approval for occupancy is contingent upon confirmation of available water and wastewater capacity;
- The City reserves the right to require system improvements, participation in capacity upgrades, or other mitigation measures prior to allowing additional connections; and
- As per the capacity study uploaded December 18, 2025, the Certificate of Occupancy is contingent upon the replacement of the Liska lift station force main.

The city is actively working to evaluate and plan for necessary improvements. We will continue to coordinate with affected developers as additional information becomes available.

If you have questions or wish to discuss potential options for capacity improvements or development phasing, please contact the Public Works Department at 972-875-1234.

Print and keep a full-size set of these drawings on site at all times during construction. Once the private side plumbing is complete, please complete the Public Works Application and pay all associated fees to apply for estimate, sewer tap, water tap, water meter, and driveway approach inspection.

Please work with the City of Ennis Planning, Development, and Inspections Department for any remaining building permits, inspections, and Unified Development Ordinance requirements.

Thank you,

Department of Public Works  
115 W Brown Street  
Ennis, TX 75119  
O: (972) 875-1906  
F: (972) 875-1535  
City of Ennis: <https://www.ennis.tx.gov/>

\*\*OPEN RECORDS NOTICE: This message and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\*

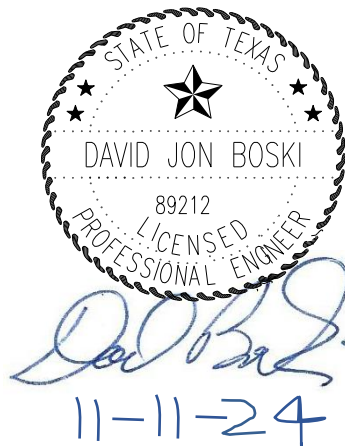
*David J. Boski Engineering, PLLC* F-8922

2624 Castle Road  
Burleson, TX 76028  
Tel.: (817) 734-2078  
E-mail: [djboski@yahoo.com](mailto:djboski@yahoo.com)

**TxDOT**  
**TRAFFIC IMPACT ANALYSIS**  
**WEST ENNIS AVE**  
**(US BUSINESS HWY 287)**  
**FOREST COVE MULTI-FAMILY**  
**DEVELOPMENT**  
**(254 UNITS)**

**LOCATED**  
**North side of US Business Hwy 287 west of S. Hall Street**  
**ENNIS, TX**

**November 2024**



**Report Prepared By:**  
**David J. Boski Engineering, PLLC**  
**Firm #8922**  
**2624 Castle Road**  
**Burleson, TX 76028**  
**817-734-2078**

## *David J. Boski Engineering, PLLC* F-8922

2624 Castle Road  
Burleson, TX 76028  
Tel.: (817) 734-2078  
E-mail: [djboski@yahoo.com](mailto:djboski@yahoo.com)

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## *David J. Boski Engineering, PLLC* F-8922

2624 Castle Road  
Burleson, TX 76028  
Tel.: (817) 734-2078  
E-mail: [djboski@yahoo.com](mailto:djboski@yahoo.com)

### Executive Summary and Recommendations

This development is located on northside of US Business Hwy 287 (W. Ennis Ave), just west of S. Hall Street and east of Jeter Drive in Ennis. The development will have access to only to US Business Hwy 287. The property is surrounded by a cemetery and bank to the west, a cemetery to the north, retail/commercial uses and a church and to the east and south.

This development, Forest Cove, will contain a 254-unit, 4 story multi-family apartment complex that will ultimately contain 5 buildings. The complex will be built in one phase with a build-out/occupant completion timeframe in the year 2027. This development is proposing 2 access points onto US Business Hwy 287. Both access points will be gated. The west access point will serve the entire apartment complex and will function as the only public access. The east access point will be “emergency access only” and will not be open to public access. The 2<sup>nd</sup> point of access is required by the Fire Department. Since the complex is gated, the west access point includes a turn-around facility for those unable to enter the complex. This turn-around will be located approximately 200 feet from US Business Hwy 287. The gate will be located approximately 300 feet from US Business Hwy 287. The distances of the turnaround and gate from US Business will allow sufficient queuing and will not create any queuing issues on roadway. The west access point will serve passenger vehicles and delivery trucks. The east “emergency access only” gate will be located approximately 60 feet from US Business Hwy 287. ***It is recommended “emergency access only” signage with reflectorized material be placed on the east gate. In addition, it is recommended sidewalks be provided along the development frontage.***

The west access point will be 36 feet wide with 30-foot radii which will allow for separate right and left-turn egress movements, while the east access point will be 24 feet wide with 30-foot radii. The proposed west driveway is located approximately 797 feet east of the driveway that serves PNC Bank. The east driveway is proposed to be located 437 feet east of the west driveway and 603 feet west of a driveway that serves Ellis County Appliance. ***The driveway spacing for both proposed both driveways meet TxDOT’s Spacing Criteria (360 feet required) as presented in the TxDOT Access Manual for a 45 MPH speed limit.***

The visibility available from the proposed east “emergency access only” and west access point ***meets AASHTO’s required sight distances for all turning and stopping sight distances for the 45 MPH posted speed limit.*** The City of Ennis was initially concerned with visibility from the east access point which will only be used by emergency vehicles (i.e. fire trucks) which are taller and will have emergency lights flashing. Vehicles on US Business Hwy 287 in both directions will be able see these vehicles from a distance. In addition, this access point will be used very infrequently, if at all, since it is only for situations when the main access point is blocked and not accessible to emergency services. Visibility from the east driveway does meet AASHTO required sight distances.

This development at build-out (Year 2027) can be expected to generate 1,164 daily trips (582 entering and 582 exiting), 100 AM peak hour of roadway trips (23 entering and 77 exiting) and 100 PM peak hour of roadway trips (61 entering and 39 exiting).

The collected traffic count in the vicinity of the development indicated a total daily traffic volume of 15,199 vehicles with 7,420 vehicles eastbound and 7,779 vehicles westbound (49%/51%), an

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AM peak hour traffic volume of 1,392 vehicles with 642 vehicles eastbound and 750 vehicles westbound (46%/54% split) and a PM peak hour traffic volume of 1,313 vehicles with 690 vehicles eastbound and 623 vehicles westbound (52%/48% split). The AM peak occurs from 7:15 to 8:15 and the PM peak occurs from 5:00 to 6:00.

The right-turn ingress movements generated by this development for either the peak hour of adjacent traffic or the peak hour of generator at the proposed west access point does not exceed the TxDOT threshold of 60 vph for a deceleration lane, ***Thus a right-turn lane on US Business Hwy 287 is not recommend.***

The right-turns out of the development for either the peak hour of adjacent traffic or the peak hour of generator are below the TxDOT criteria to install an acceleration lane. ***The installation of an acceleration lane is not recommended.***

Based upon the Synchro analysis the west access point for the Forest Cove development will function at a level-of-service of "C" during the AM and PM peaks for the build-out year of 2027. In the horizon year of 2032, the driveway during the AM peak will operate at a level-of-service of "D" and during the PM peak it will function at a "C". The eastbound direction on US Business Hwy 287 will experience minimal delay (0.1 to 0.4 second/vehicle). The "D" level-of-service for the west driveway is due to the higher traffic volumes on US Business Hwy 287 and the Synchro analysis takes into account a vehicle making the eastbound left-turn of the driveway in one maneuver. In reality the driveway will function better than is indicated due to the ability of a left-turn eastbound vehicle to pull into the continuous left-turn lane and wait for a gap in eastbound traffic to enter the traffic stream, thus making 2 maneuvers and only having to cross the westbound traffic in one maneuver. ***No improvements are recommended.***

US Business Hwy 287 currently functions at a link level-of-service of "B" for the eastbound and westbound directions in the AM and PM peaks. With or without this development at build-out the westbound level-of-service will drop to "C" during the AM Peak while the eastbound AM peak and both directions in the PM peak remain at "B". In the horizon year of 2032 without or without this development the eastbound AM peak will remain at "B", the westbound peak will remain at "C" and the PM peak will have a level-of-service of "C" in the eastbound direction and "B" in the westbound direction. ***No improvements are recommended.***

US Business Hwy 287 has the capacity to handle traffic from this development.

Calculations and data stated in this document are provided in back of the report. If you have any questions regarding this analysis, please do not hesitate to call me at 817-734-2078.

Sincerely,



David J. Boski, P.E.

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**Traffic Impact Analysis for  
 Forest Cove Multi-Family Development  
 US Business Hwy 287 – Ennis**

## Scope

David J. Boski Engineering has been contracted to analyze the traffic impact that developing a 254-unit multi-family apartment complex (Forest Cove) located on the northside of US Business Hwy 287 (W. Ennis Ave), just west of S. Hall Street in Ennis will have on the adjacent street system. The following scope will be provided: collection of a traffic count on US Business Hwy 287, trip generation and distribution of the development traffic, evaluation of right-turn deceleration lane and acceleration lane criteria, driveway spacing along with a visibility study for the proposed access point. In addition, an intersection level-of-service analysis will be performed at new access driveway location and a roadway link capacity analysis will be provided on US Business Hwy 287 for build-out of the development (year 2027) and the horizon year (2032). Below are the results of this analysis.

## Project Location, Land Uses, Roadway Characteristics and Speed Limit

This development is located on northside of US Business Hwy 287 (W. Ennis Ave), just west of S. Hall Street and east of Jeter Drive in Ennis. This development will have access to only to US Business Hwy 287. The property is surrounded by a cemetery and bank to the west, a cemetery to the north, retail/commercial uses and a church and to the east and south. An aerial view of this project overall location is presented in Exhibit #1. Exhibit #2 presents a close-up aerial view of the location.

US Business Hwy 287 in the vicinity of this development is a 5-lane undivided asphalt roadway with twelve-foot lanes thru-lanes, 14 to 15-foot-wide two-way continuous left-turn lane and 10-foot-wide outside shoulders. The roadway contains concrete curbs that carry the drainage to inlets. The pavement and markings appear in good condition. The roadway in the vicinity of this development is straight with a positive vertical slope to the east and a negative vertical slope to the west. There are no sidewalks present on the northside of the road and a few nonconnected sidewalks on the southside. The City of Ennis' Master Thoroughfare Plan classifies this roadway as a Principal Thoroughfare. The City's Master Thoroughfare Plan for this area is presented in Exhibit #3. The speed limit on US Hwy Business Hwy 287 in the vicinity of the development is 45 MPH. According to the TxDOT Open Data Portal, there are no significant capacity improvements scheduled for this section of US Business Hwy 287 in the next 10 years.

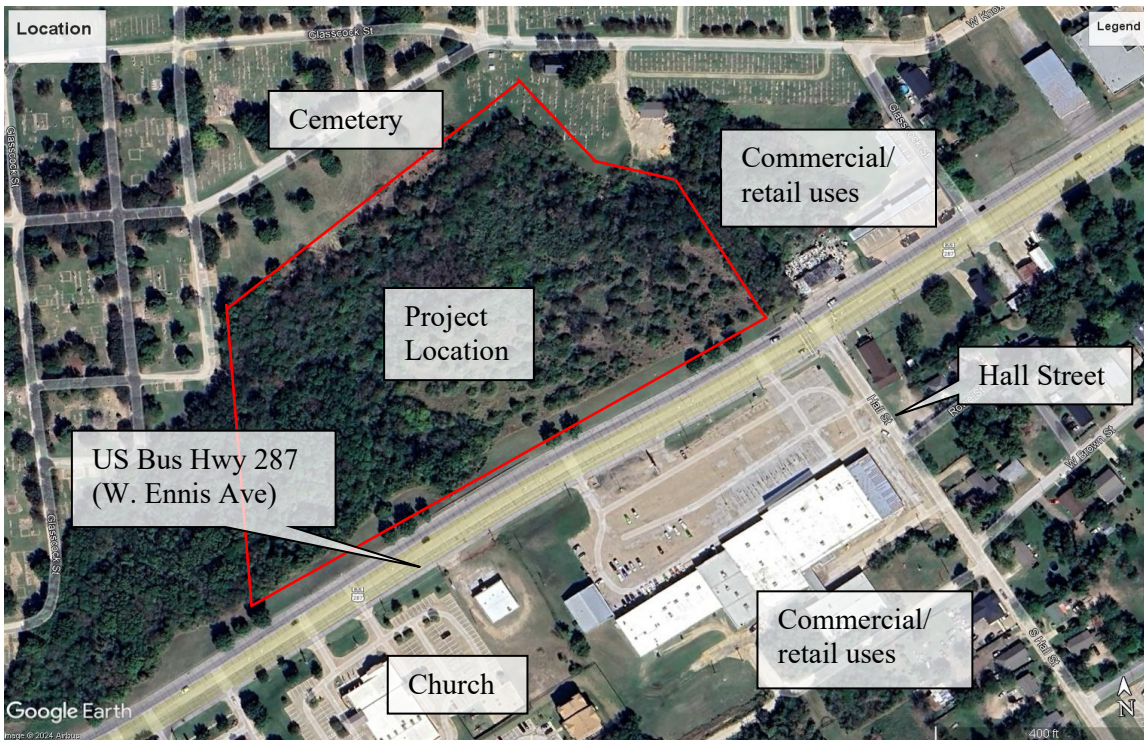
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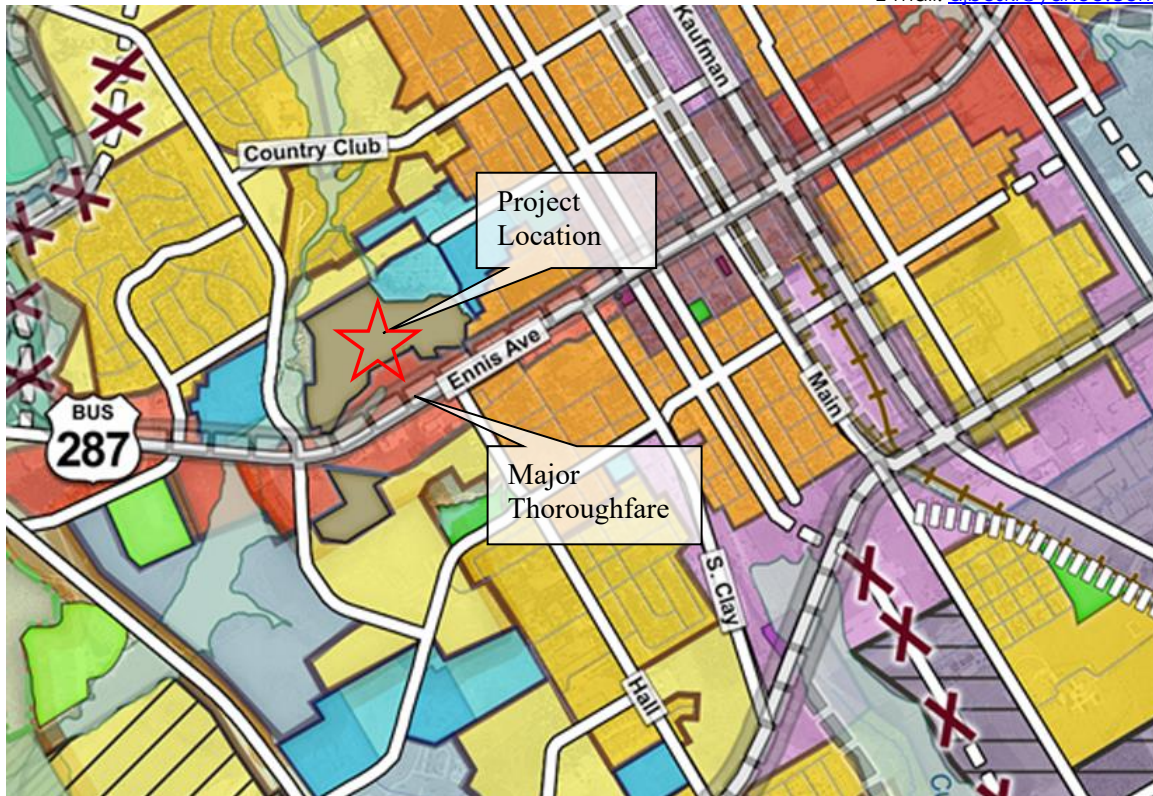
E-mail: [diboski@yahoo.com](mailto:diboski@yahoo.com)



**Exhibit #1 - Location Map**



**Exhibit #2 - Location Map (Close view)**



**Exhibit #3 – Master Thoroughfare Plan for Area**

### Site Layout and Driveway Spacing

This development, Forest Cove, will contain a 254-unit, 4 story multi-family apartment complex that will ultimately contain 5 buildings. The complex will be built in one phase with a build-out/occupant completion timeframe in the year 2027. This development is proposing 2 access points on US Business Hwy 287. Both access points will be gated. The west access point will serve the entire apartment complex and will function as the only public access. The east access point will be “emergency access only” and will not be open to public access. The 2<sup>nd</sup> point of access is required by the Fire Department. Since the complex is gated, the west access point includes a turn-around facility for those unable to enter the complex. This turn-around will be located approximately 200 feet from US Business Hwy 287. The gate will be located approximately 300 feet from US Business Hwy 287. The distances of the turnaround and gate from US Business will allow sufficient queuing and will not create any queuing issues on roadway. The west access point will serve passenger vehicles and delivery trucks. The east “emergency access only” gate will be located approximately 60 feet from US Business Hwy 287. It is recommended “emergency access only” signage with reflectorized material be placed on the east gate.

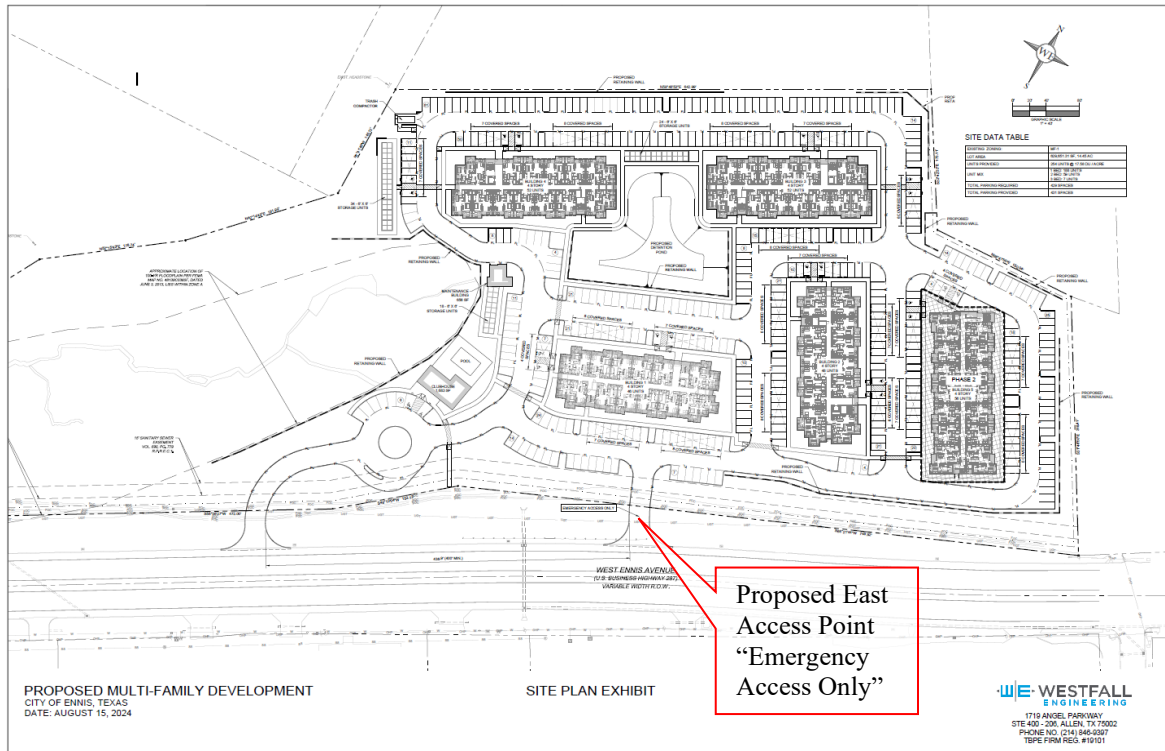
The west access point will be 36 feet wide with 30-foot radii, while the east access point will be 24 feet wide with 30-foot radii. The proposed west driveway is located approximately 797 feet east of the driveway that serves PNC Bank. The east driveway is proposed to be located 437 feet east of the west driveway and 603 feet west of a driveway that serves Ellis County Appliance.

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The driveway spacing for both proposed both driveways meet TxDOT's Spacing Criteria (360 feet required) as presented in the TxDOT Access Manual for a 45 MPH speed limit.

The site plan for the development is presented in Exhibit #4 and in the Appendix of the report. The driveway spacing is presented in Exhibit #5.



**Exhibit #4 – Site Plan**

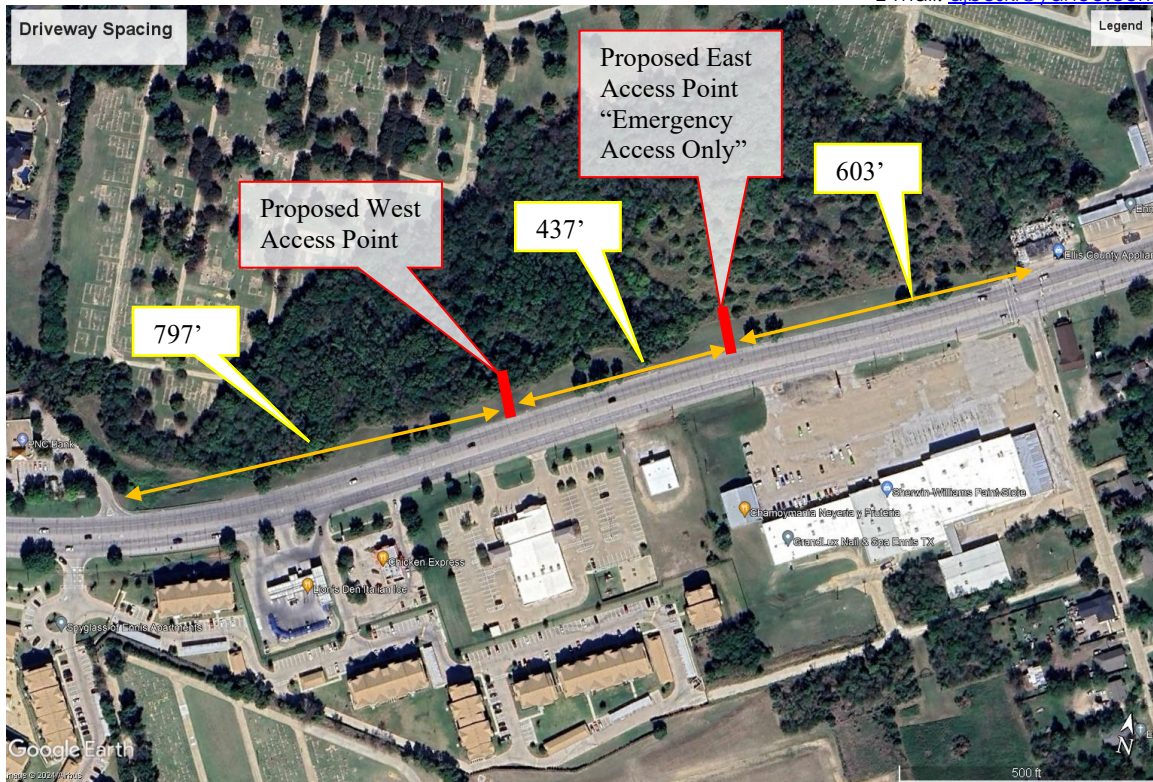


Exhibit #5 – Driveway Spacing

### Sight Distance Study

A sight distance study was conducted on August 12, 2024 at the proposed access points US Business Hwy 287. Photos from the proposed access locations are shown in Exhibits #6 thru #9. Exhibits #6 and #7 are from the west driveway location and Exhibits #8 and #9 are from the east “emergency access only” driveway location. The proposed intersections on US Business Hwy 287 were evaluated for 3 different intersection visibility scenarios for a 45 MPH speed limit: left turn from stop (AASHTO Case – B1), right turn from stop (AASHTO Case – B2) and left turn from major road (AASHTO Case F). The sight distance was measured from a point 4 feet above the ground and approximately 14 feet from the edge of the travel way looking toward the middle of the outside lanes to view an object 2 feet above the ground. The required sight distances along with provided sight distances at the driveways are provided in Tables #1 and #2.

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### Sight Distance Summary for US Business Hwy 287 @ West Access Point – 45 MPH

Scenario	Required Stopping Sight Distance	Required Intersection Sight Distance	Current Sight Distance Met
Left turn from stop (AASHTO Case B1)	360 feet	530 feet	Yes –725 feet looking to the west
Right turn from stop (AASHTO Case B2)	360 feet	430 feet	Yes –800+ feet looking to the east
Left turn from major road (AASHTO Case F)	360 feet	365 feet	Yes – 800+ feet looking to the east

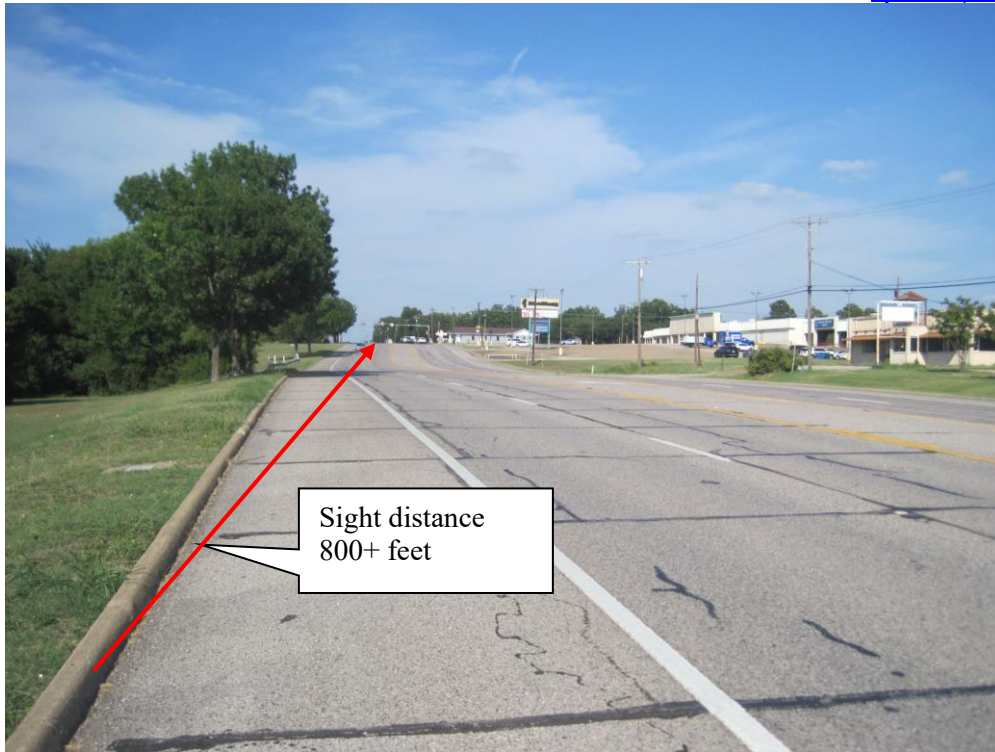
**Table #1**

### Sight Distance Summary for US Business Hwy 287 @ Emergency Access – 45 MPH

Scenario	Required Stopping Sight Distance	Required Intersection Sight Distance	Current Sight Distance Met
Left turn from stop (AASHTO Case B1)	360 feet	530 feet	Yes –550 feet looking to the west
Right turn from stop (AASHTO Case B2)	360 feet	430 feet	Yes –545 feet looking to the east
Left turn from major road (AASHTO Case F)	360 feet	365 feet	Yes – 560 feet looking to the east

**Table #2**

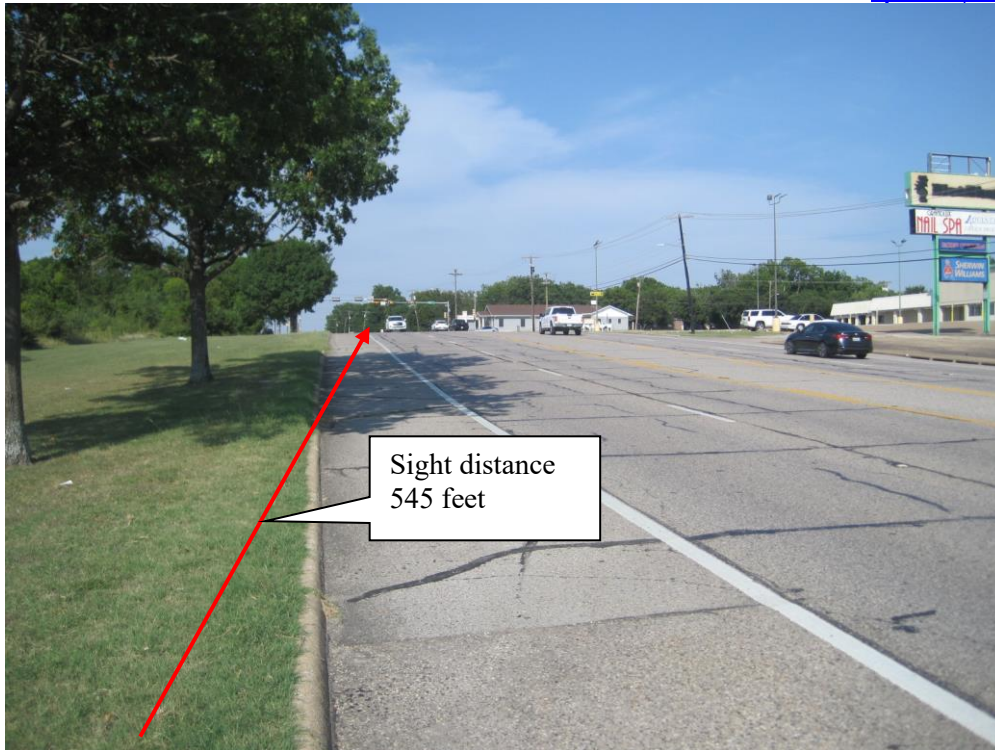
The visibility available from the proposed east “emergency access only” and west access point meets AASHTO’s required sight distances for all turning and stopping sight distances for the 45 MPH posted speed limit. The City of Ennis was initially concerned with visibility from the east access point which will only be used by emergency vehicles (i.e. fire trucks) which are taller and will have emergency lights flashing. Vehicles on US Business Hwy 287 in both directions will be able see these vehicles from a distance. In addition, this access point will be used very infrequently, if at all, since it is only for situations when the main access point is blocked and not accessible to emergency services. Visibility from the east driveway does meet AASHTO required sight distances.



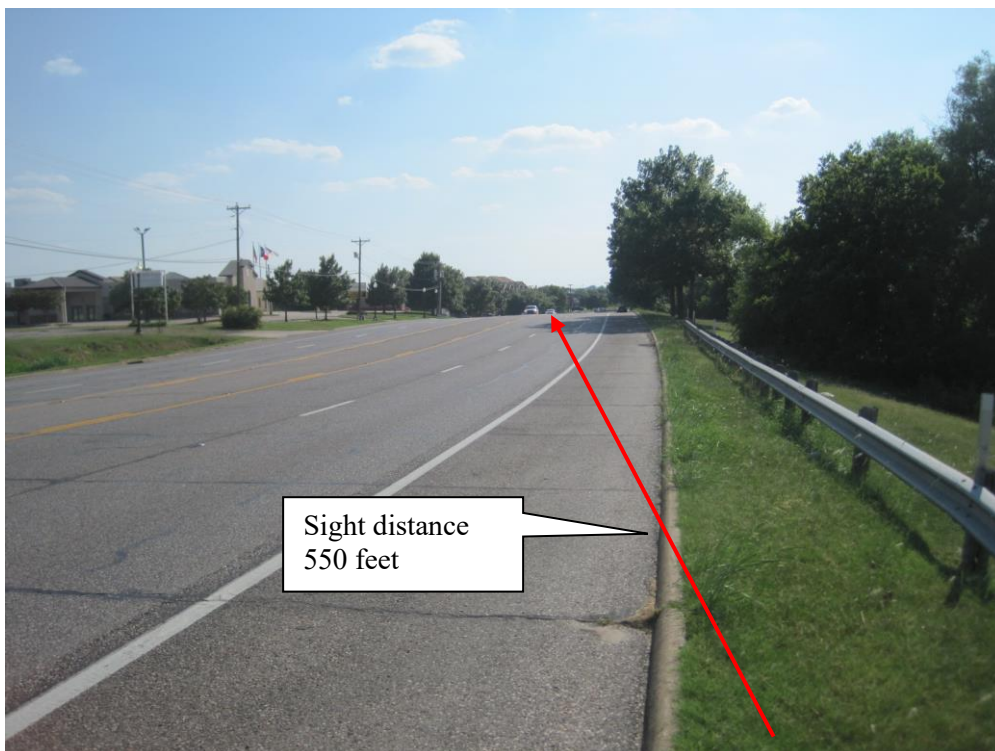
**Exhibit #6 – View from West Access Point look east**



**Exhibit #7 – View from West Access Point look west**



**Exhibit #8 – View from East “Emergency Access” Point looking east**



**Exhibit #9 – View from East “Emergency Access” Point looking east**

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### Trip Generation

Trip generation for this proposed development was performed using the Institute of Transportation Engineers (ITE) Trip Generation Manual 11<sup>th</sup> Edition for Multi-family Housing (Mid-Rise – 4 stories), ITE Land Use #221. The mid-rise category covers multi-family units 4 to 10 stories tall. The trip generation was based upon the total unit count of 254. Table #3 below depicts the Daily, AM and PM peak hour trip generation equations for peak hour of adjacent traffic and peak hour of generator along with the distributions for this development as provided by the ITE Trip Generation Manual.

**Trip Generation Equations and Distributions**

Category/ITE Use	Daily Trip Rate/ Distribution % In/Out	AM Trip Rate*/ Distribution % In/Out	PM Trip Rate*/ Distribution % In/Out
<b>Multi-family Housing (Mid Rise) #221</b>	<b>T=4.771(X)-46.46</b> 50/50	<b>T=0.44(X)-11.61*</b> 23/77 <b>T=0.32(X)+5.84</b> 26/74	<b>T=0.39(X)+0.34*</b> 61/39 <b>T=0.32(X)+15.57</b> 60/40

\*AM and PM rates reflect peak hour of adjacent traffic  
 Red = Peak hour of generator

**Table #3**

Table #4 indicates the Total trips generated by the Multi-Family Development based upon the trip equations and distributions listed above. The peak hour of adjacent traffic will be used in the evaluation of the driveway intersection level-of-service, while the peak hour of generator will be used for the auxiliary lane analysis.

**Forest Cove Trip Generation**

Category/ITE Use	Multi-Family Housing (220)	Total Trips	Total Traffic In/Out
<b># of Units</b>	254		
<b>Daily Trips</b>	1,164 582/582	<b>1,164</b>	582/582
<b>AM Peak Trips*</b>	100* 23/77 <b>87</b> 23/64	<b>100*</b> <b>87</b>	23/77* <b>23/64</b>
<b>PM Peak Trips*</b>	100* 61/39 <b>97</b> 58/39	<b>100*</b> <b>97</b>	61/39* <b>58/39</b>

\*AM and PM rates reflect peak hour of adjacent traffic  
 Red = Peak hour of generator

**Table #4**

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This development at build-out (Year 2027) can be expected to generate 1,164 daily trips (582 entering and 582 exiting), 100 AM peak hour of roadway trips (23 entering and 77 exiting) and 100 PM peak hour of roadway trips (61 entering and 39 exiting).

### **Background Traffic (Traffic Counts) and Site Traffic Distribution**

To determine the impact this development will have on the adjacent street, a 24-hour bi-directional traffic count was collected on US Business Hwy 287 in the vicinity of the development. The counts were collected on Tuesday August 13, 2024 by Accurate Counts. School was in session when the counts were collected.

The collected traffic count in the vicinity of the development indicated a total daily traffic volume of 15,199 vehicles with 7,420 vehicles eastbound and 7,779 vehicles westbound (49%/51%), an AM peak hour traffic volume of 1,392 vehicles with 642 vehicles eastbound and 750 vehicles westbound (46%/54% split) and a PM peak hour traffic volume of 1,313 vehicles with 690 vehicles eastbound and 623 vehicles westbound (52%/48% split). The AM peak occurs from 7:15 to 8:15 and the PM peak occurs from 5:00 to 6:00.

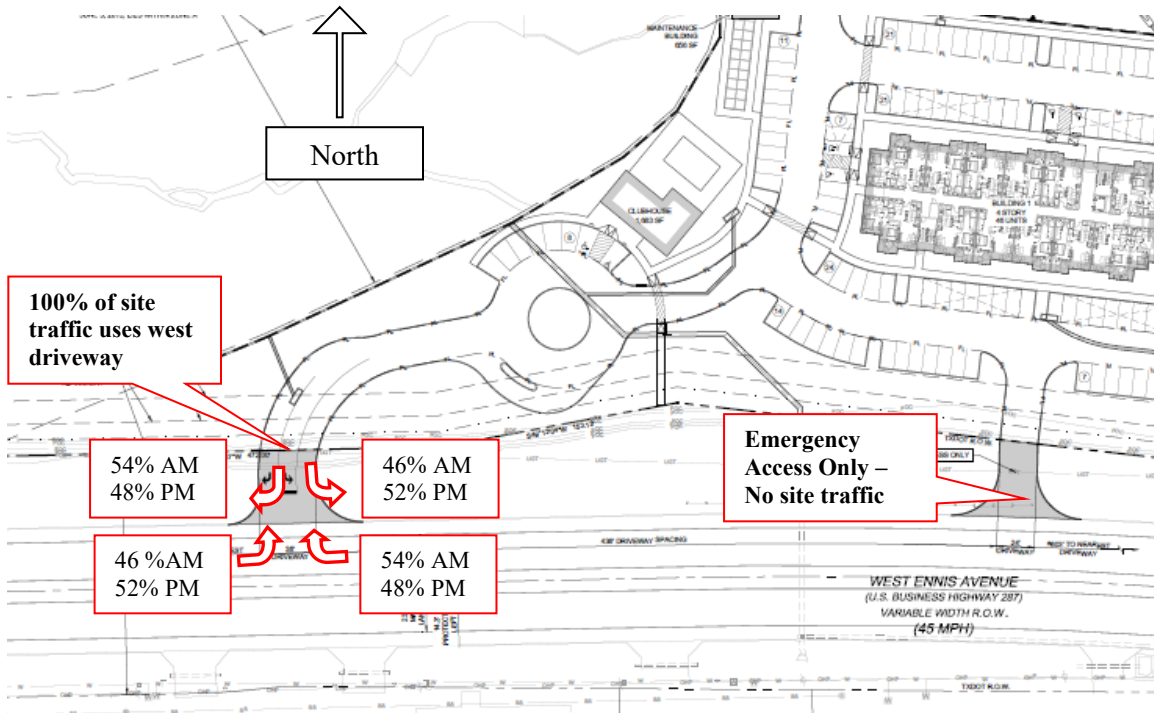
To account for background traffic on US Business Hwy 287, to predict the traffic at build-out of this development in 2027, information was researched on the TxDOT Statewide Traffic Analysis and Reporting System. Table #5 represents the collected traffic volumes per TxDOT and the traffic growth over a period from 2018 to 2023 for a location east of the development near S. Clay Street (71T47). The traffic growth on this section of roadway is very inconsistent. The average yearly traffic growth is 0.64%. For the purpose of this study a 2.0% yearly growth rate was used to determine the background traffic at the time of the development build-out – year 2027 and horizon year of 2032 on US Business Hwy 287.

#### **Traffic Volume Growth per TxDOT Statewide Traffic Analysis and Reporting System**

<b>Year</b>	<b>Volume</b>	<b>Growth Rate per Year</b>
2018	14,974	
2019	15,313	2.3%
2020	13,918	-9.1%
2021	15,044	8.1%
2022	13,031	-13.4%
2023	15,025	15.3%
	<b>Yearly Average Growth Rate</b>	<b>0.64%</b>

**Table #5**

The traffic distribution for this development is predicted to follow the following traffic patterns based upon the traffic counts. In the AM peak hour 46% of the site traffic will be eastbound and 54% of the site traffic will be westbound. In the PM peak hour 52% of the site traffic will be eastbound and 48% of the site traffic will be westbound. Since this development will only contain one public access point, 100% of the site traffic will use the west driveway. The site traffic is presented in Exhibit #10.



**Exhibit #10 – Site Traffic Distribution**

**Peak Hour Site Traffic & Auxiliary Lane Analysis**

Based upon the traffic distribution and assumptions listed previously, the total AM and PM Peak hour trips for generated by development at the proposed access point is shown in Table #6.

**Total Peak Hour Trips**

Access Point	AM PEAK HOUR TRIPS			PM PEAK HOUR TRIPS		
	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
West Access	100*	23*	77*	100*	61*	39*
	87	23	64	97	58	39

\*AM and PM rates reflect peak hour of adjacent traffic

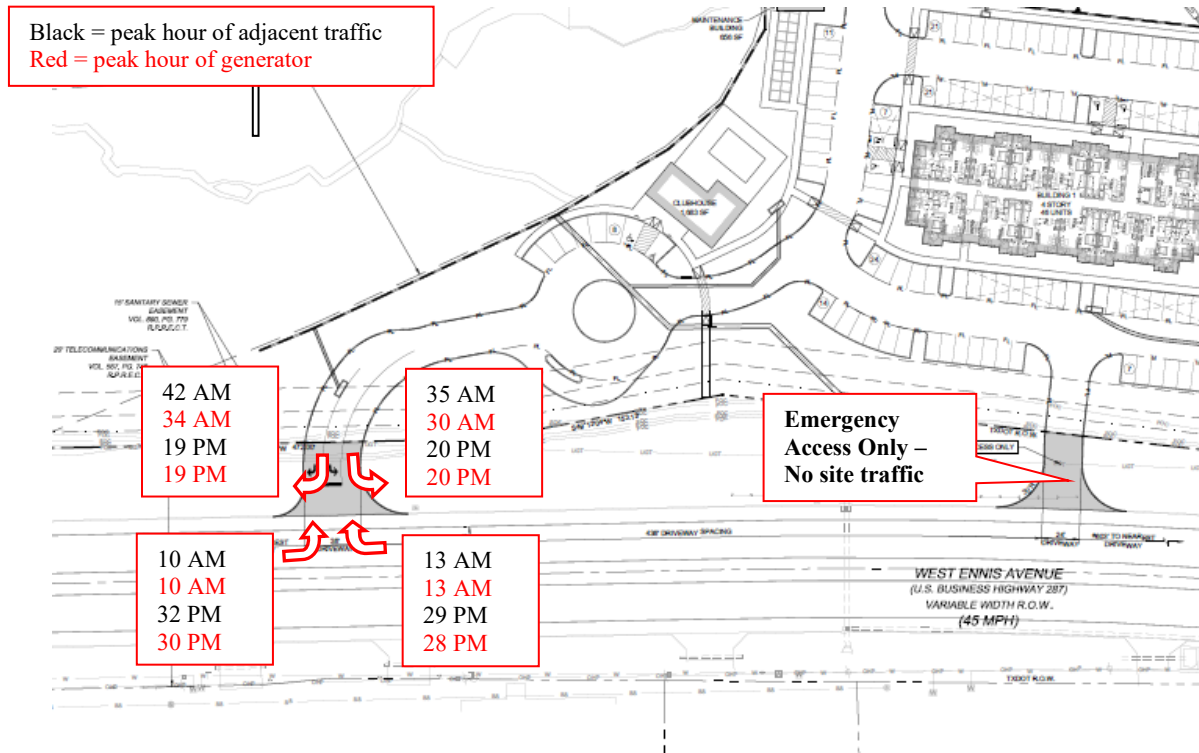
Red = Peak hour of generator

**Table #6**

Exhibit #11 shows the anticipated peak hour turning movement traffic volumes for this development at the proposed west access location.

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**Exhibit #11 - Peak Hour Turning Movements at Driveway**

Based upon the traffic distribution and assumptions listed previously, a deceleration lane analysis was performed for this development at the proposed west access point on US Business Hwy 287. This analysis was based upon Table 2-3 of the TxDOT Access Management Manual for a 45 MPH speed limit. The results of the peak hour of adjacent traffic and peak hour of generator analysis are presented in Table #7.

**Deceleration Lane Analysis**

Access Location	AM peak hour right turns into the development	PM peak hour right turns into the development	TxDOT Threshold for deceleration lane (vph)	TxDOT Threshold met
West Access	13* <b>13</b>	29 <b>28</b>	60	No

\*AM and PM rates reflect peak hour of adjacent traffic

Red = Peak hour of generator

**Table #7**

The right-turn ingress movements generated by this development for either the peak hour of adjacent traffic or the peak hour of generator at the proposed west access point does not exceed the TxDOT threshold of 60 vph for a deceleration lane, thus a right-turn lane on US Business Hwy 287 is not recommend.

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In addition, an acceleration lane analysis was performed for this development at the west access point. This analysis was based upon the TxDOT criteria for the 45 MPH posted speed limit (200 right-turns out of the development in a peak hour). Table 2-3 of the TxDOT Access Management Manual was used as a basis for the analysis of the auxiliary lanes. Table #8 reflects the results of the deceleration lane analysis.

Access Point	AM peak hour right-turns out of the development	PM peak hour right-turns out of the development	TxDOT Threshold for acceleration lane (vph)	TxDOT Threshold met
West Access Point	42* 34	19* 19	200 vph	No

\*AM and PM rates reflect peak hour of adjacent traffic  
 Red = Peak hour of generator

**Table #8**

The right-turns out of the development for either the peak hour of adjacent traffic or the peak hour of generator are below the TxDOT criteria to install an acceleration lane. The installation of an acceleration lane is not recommended.

The current configuration of US Business Hwy 287 contains a continuous center left-turn lane; thus a left-turn lane analysis was not conducted.

**Intersection (Driveway) Level-of-Service**

AM and PM peak hour intersection levels-of-service analysis was performed for the unsignalized future intersection of US Business Hwy 287/West Driveway using Synchro traffic simulation software which is based upon Highway Capacity Methodology for the level-of-service. The analysis was based upon the collected traffic count peak hour factors and a 5% heavy truck factor for US Business Hwy 287 as provided in the TxDOT Statewide Planning Map. A 2.0% growth rate was used for the background traffic. Table #9 indicates the anticipated background traffic on US Business Hwy 287 at build-out (year 2027) and the horizon year (year 2032).

	AM EB	AM WB	PM EB	PM WB
Current	642	750	690	623
Build out - 3 years - year 2027	682	796	733	662
Horizon - year 2032	753	880	810	731

**Table #9 – Future Traffic Volumes**

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Based upon the predicted traffic volumes, the anticipated levels-of-service and delay at build-out and the horizon year (5 years past build-out) for the intersection of US Business Hwy 287/West Driveway are presented in Table #10.

**Intersection Level-of-Service  
 US Business Hwy 287/West Driveway**

Evaluation Hour	Build-Out (Year 2027)	Horizon Build-Out (Year 2032)
	<b>Intersection &amp; Approach LOS/ delay (sec)</b>	<b>Intersection &amp; Approach LOS/ delay (sec)</b>
<b>AM Peak</b>	<b>Int. Delay (1.3 sec/v)</b> EB/(0.1) WB/(0.0) SB "C"/(24.8)	<b>Int. Delay (1.4 sec/v)</b> EB/(0.1) WB/(0.0) SB "D"/(30.7)
<b>PM Peak</b>	<b>Int. Delay (0.7 sec/v)</b> EB/(0.4) WB/(0.0) SB "C"/(20.8)	<b>Int. Delay (0.8 sec/v)</b> EB/(0.4) WB/(0.0) SB "C"/(24.0)

**Table #10**

Based upon the Synchro analysis the west access point for the Forest Cove development will function at a level-of-service of "C" during the AM and PM peaks for the build-out year of 2027. In the horizon year of 2032, the driveway during the AM peak will operate at a level-of-service of "D" and during the PM peak it will function at a "C". The eastbound direction on US Business Hwy 287 will experience minimal delay (0.1 to 0.4 second/vehicle). The "D" level-of-service for the west driveway is due to the higher traffic volumes on US Business Hwy 287 and the Synchro analysis takes into account a vehicle making the eastbound left-turn of the driveway in one maneuver. In reality the driveway will function better than is indicated due to the ability of a left-turn eastbound vehicle to pull into the continuous left-turn lane and wait for a gap in eastbound traffic to enter the traffic stream, thus making 2 maneuvers and only having to cross the westbound traffic in one maneuver.

**Roadway Capacity and Peak Hour Link Level-of-Service**

A roadway link capacity level-of-service was performed for the existing and future traffic for the AM and PM Peak hours on US Business Hwy 287 just east of the west access point. US Business Hwy 287 in the vicinity of the development currently functions as an Undivided Suburban Residential Principal Arterial Roadway. The North Central Texas Council of Governments (NCTCOG) lists an Undivided Suburban Residential Principal Arterial Roadway as having a capacity of 875 vehicles per hour per lane; Table #11 indicates the level-of-service and volume to capacity ratio for the existing roadway (year 2024) and roadway at build-out with and

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without the development (year 2027) and the horizon year of 2032 (5 years past build-out). The future traffic volumes were based information provided in the *Intersection (Driveway) Levels-of-Service* section of the report and the site traffic generated as presented in Exhibit #11 - Peak Hour Turning Movements at Driveway.

The level-of-service grade was based upon the following volume to capacity ratios.

<u>Volume to Capacity Ratio</u>	<u>Level-of-Service</u>
0 to 0.35	LOS "A"
0.36 to 0.45	LOS "B"
0.46 to 0.65	LOS "C"
0.66 to 0.80	LOS "D"
0.81 to 0.99	LOS "E"
1.00 and greater	LOS "F"

**US Business Hwy 287 Link Level-of-Service (2-lanes each direction)**

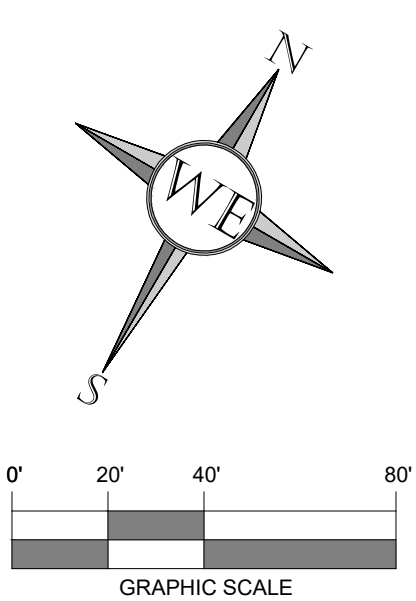
	<b>EB AM Peak Hour</b>	<b>WB AM Peak Hour</b>	<b>EB PM Peak Hour</b>	<b>WB PM Peak Hour</b>
<b>Existing Roadway (2024)</b>	LOS B v/c=0.37	LOS B v/c=0.43	LOS B v/c=0.39	LOS B v/c=0.36
<b>Roadway at Build-Out (2027) without site</b>	LOS B v/c=0.39	LOS C v/c=0.46	LOS B v/c=0.42	LOS B v/c=0.38
<b>Roadway at Build-Out with site (2027)</b>	LOS B v/c=0.41	LOS C v/c=0.46	LOS B v/c=0.43	LOS B v/c=0.39
<b>Roadway at Horizon (2032) without site</b>	LOS B v/c=0.43	LOS C v/c=0.50	LOS C v/c=0.46	LOS B v/c=0.42
<b>Roadway at Horizon (2032) with site</b>	LOS B v/c=0.45	LOS C v/c=0.51	LOS C v/c=0.47	LOS B v/c=0.43

**Table #11**

US Business Hwy 287 currently functions at a link level-of-service of "B" for the eastbound and westbound directions in the AM and PM peaks. With or without this development at build-out the westbound level-of-service will drop to "C" during the AM Peak while the eastbound AM peak and both directions in the PM peak remain at "B". In the horizon year of 2032 without or without this development the eastbound AM peak will remain at "B", the westbound peak will remain at "C" and the PM peak will have a level-of-service of "C" in the eastbound direction and "B" in the westbound direction.

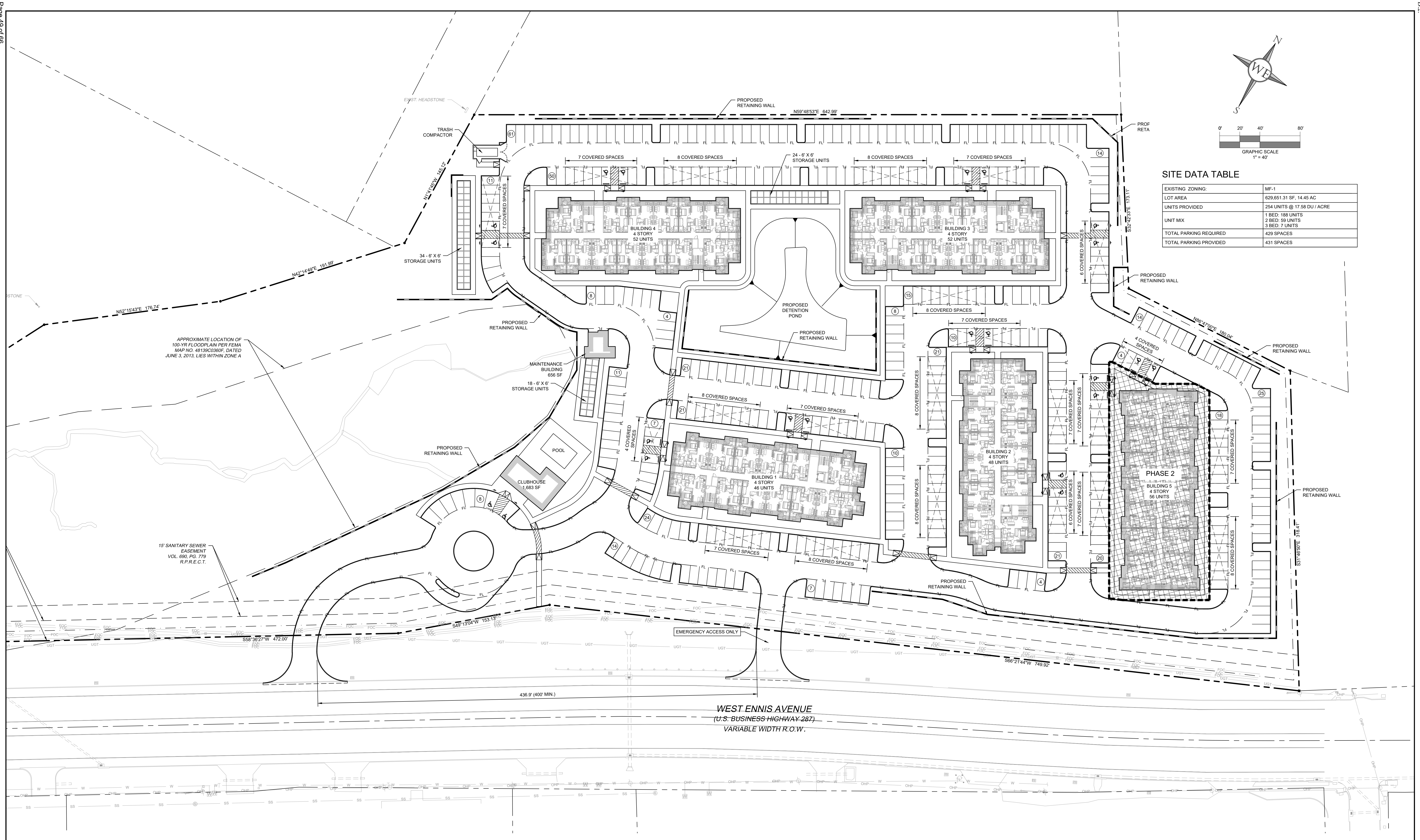
US Business Hwy 287 has the capacity to handle traffic from this development.

# Appendix



**SITE DATA TABLE**

EXISTING ZONING:	MF-1
LOT AREA	629,651.31 SF, 14.45 AC
UNITS PROVIDED	254 UNITS @ 17.58 DU / ACRE
UNIT MIX	1 BED: 188 UNITS 2 BED: 59 UNITS 3 BED: 7 UNITS
TOTAL PARKING REQUIRED	429 SPACES
TOTAL PARKING PROVIDED	431 SPACES



APPROXIMATE LOCATION OF 100-YR FLOODPLAIN PER FEMA MAP NO. 4813SC0360F, DATED JUNE 3, 2013. LIES WITHIN ZONE A

15" SANITARY SEWER EASEMENT VOL. 690, PG. 779 R.P.R.E.C.T.

WEST ENNIS AVENUE  
(U.S. BUSINESS HIGHWAY 287)  
VARIABLE WIDTH R.O.W.

**PROPOSED MULTI-FAMILY DEVELOPMENT**  
CITY OF ENNIS, TEXAS  
DATE: AUGUST 15, 2024

**SITE PLAN EXHIBIT**

**WE WESTFALL**  
ENGINEERING  
1719 ANGEL PARKWAY  
STE 400 - 206, ALLEN, TX 75002  
PHONE NO. (214) 846-9397  
TBPE FIRM REG. #19101

## Land Use: 221

### Multifamily Housing (Mid-Rise)

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#### Description

Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (mid-rise) (Land Use 226), and mid-rise residential with ground-floor commercial (Land Use 231) are related land uses.

#### Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

#### Additional Data

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.5 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

***It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).***

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Utah, and Virginia.

#### Source Numbers

168, 188, 204, 305, 306, 321, 818, 857, 862, 866, 901, 904, 910, 949, 951, 959, 963, 964, 966, 967, 969, 970, 1004, 1014, 1022, 1023, 1025, 1031, 1032, 1035, 1047, 1056, 1057, 1058, 1071, 1076

## Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

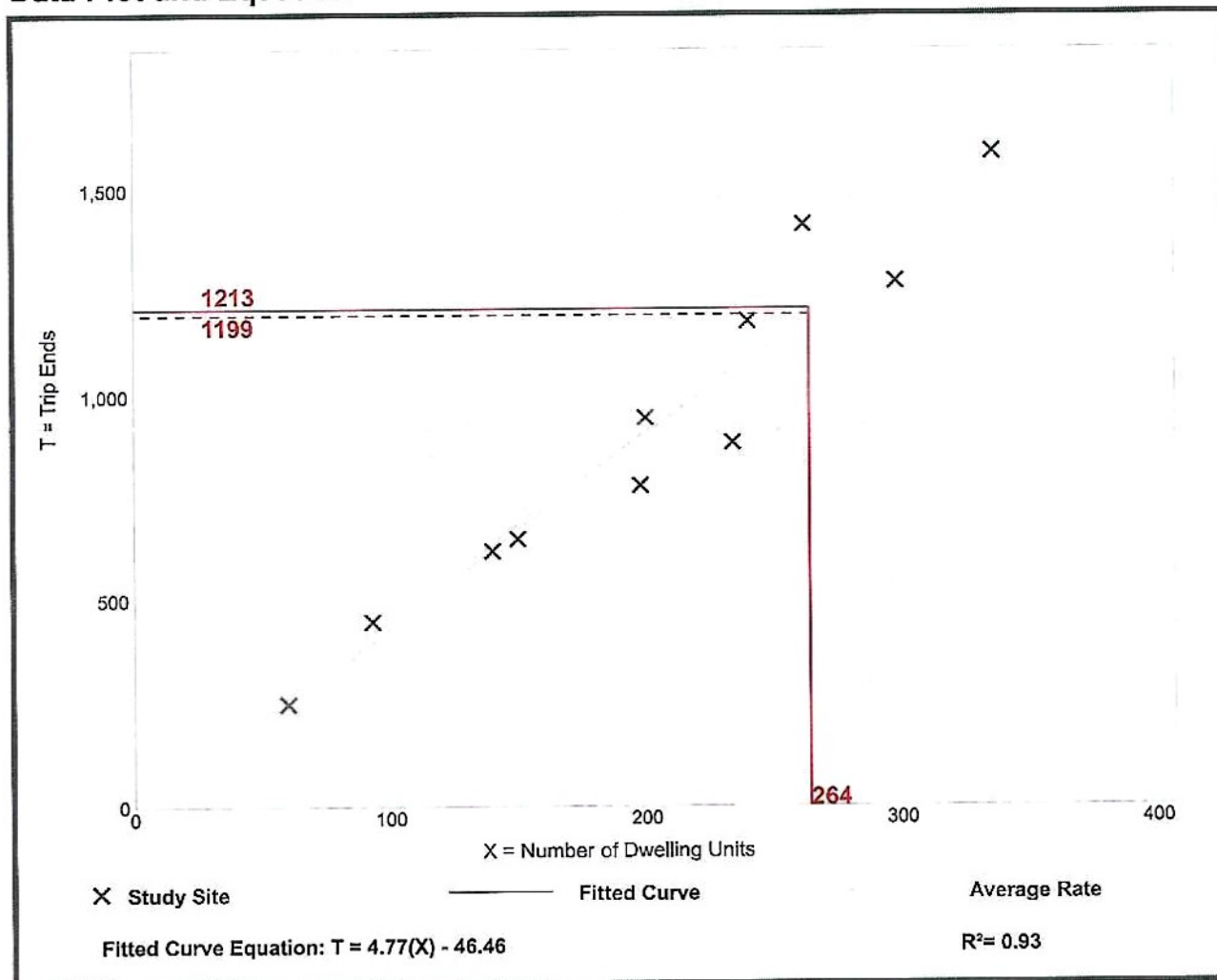
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 11  
Avg. Num. of Dwelling Units: 201  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

### Data Plot and Equation



## Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

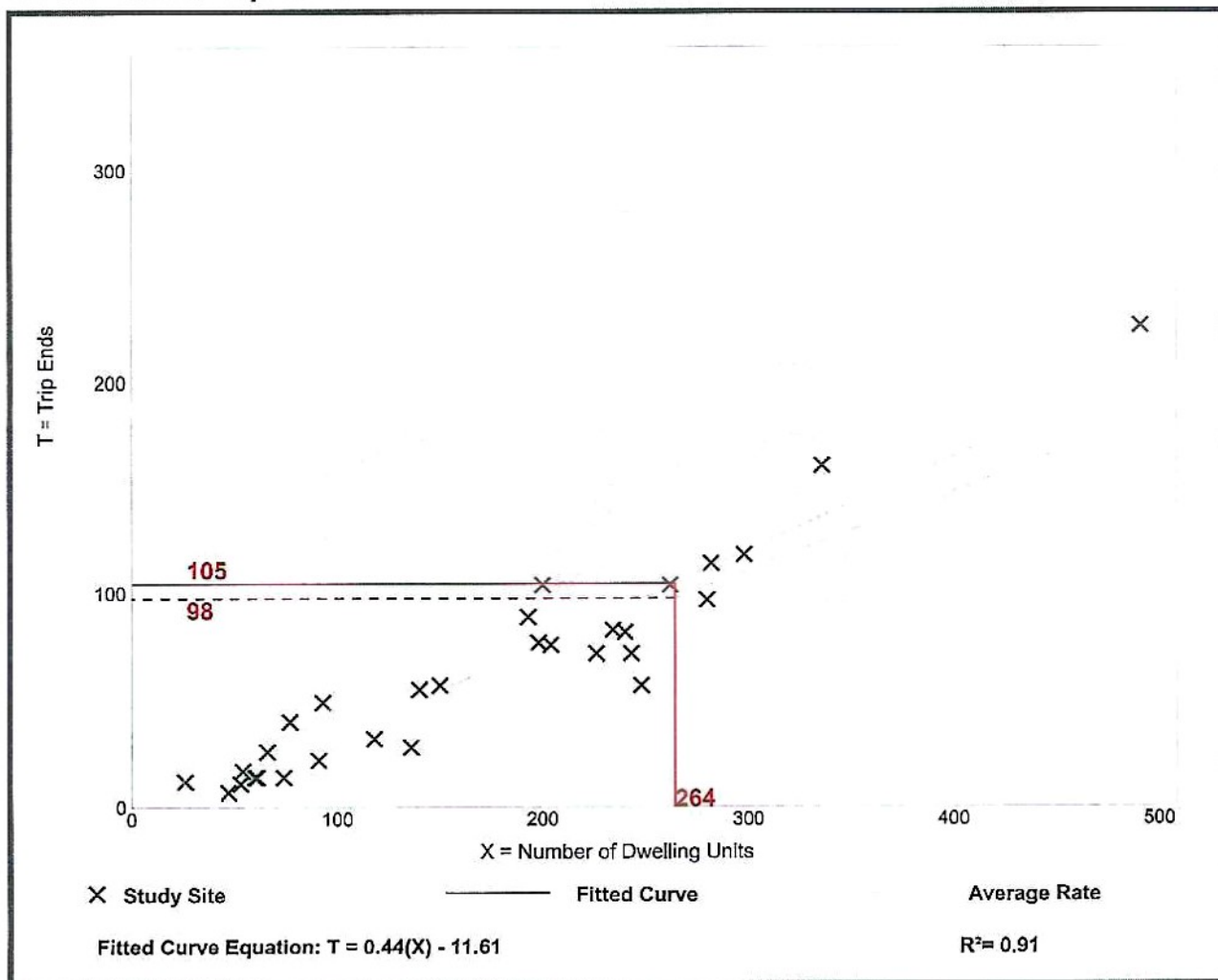
Avg. Num. of Dwelling Units: 173

Directional Distribution: 23% entering, 77% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

### Data Plot and Equation



## Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

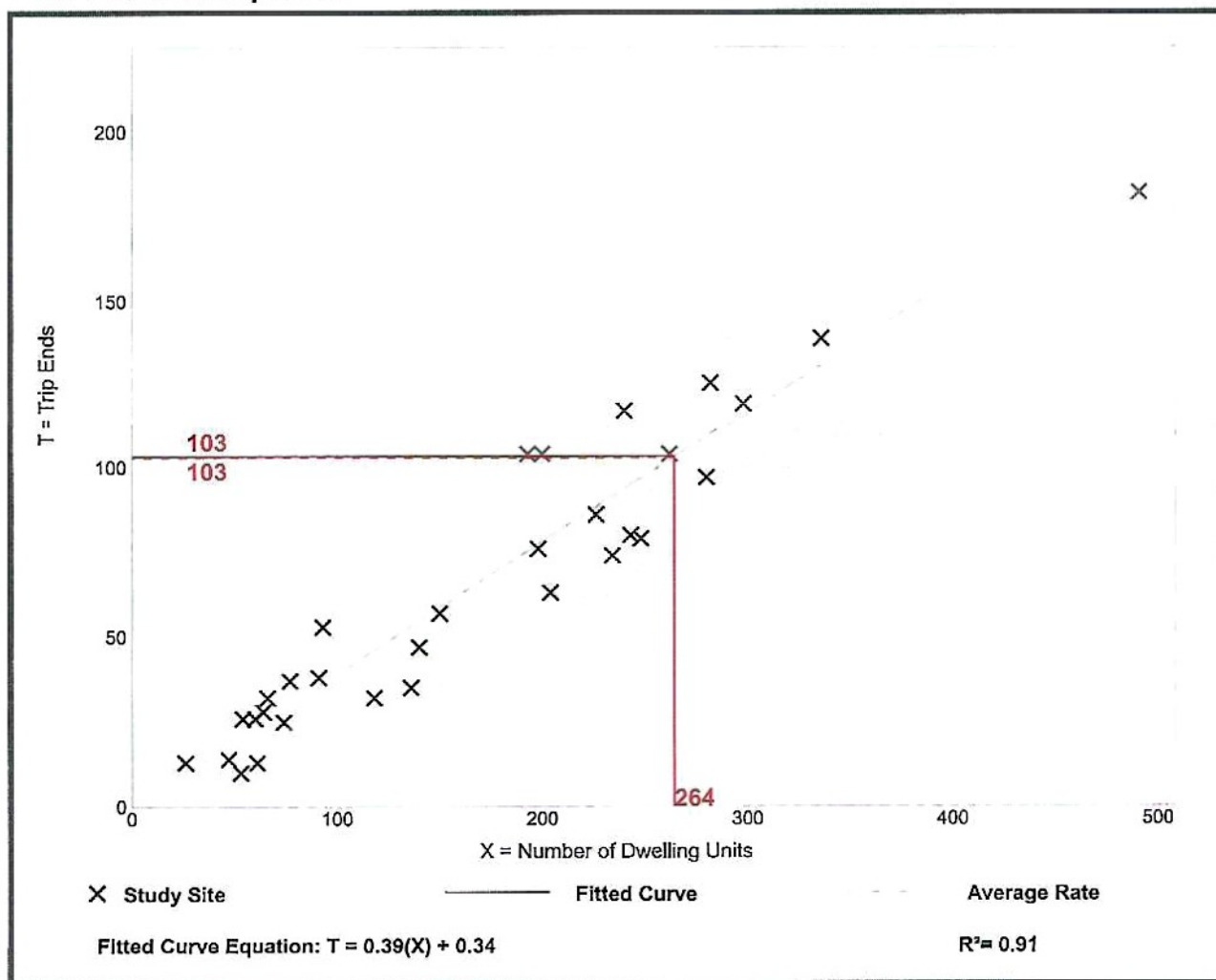
Avg. Num. of Dwelling Units: 169

Directional Distribution: 61% entering, 39% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

### Data Plot and Equation



## Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

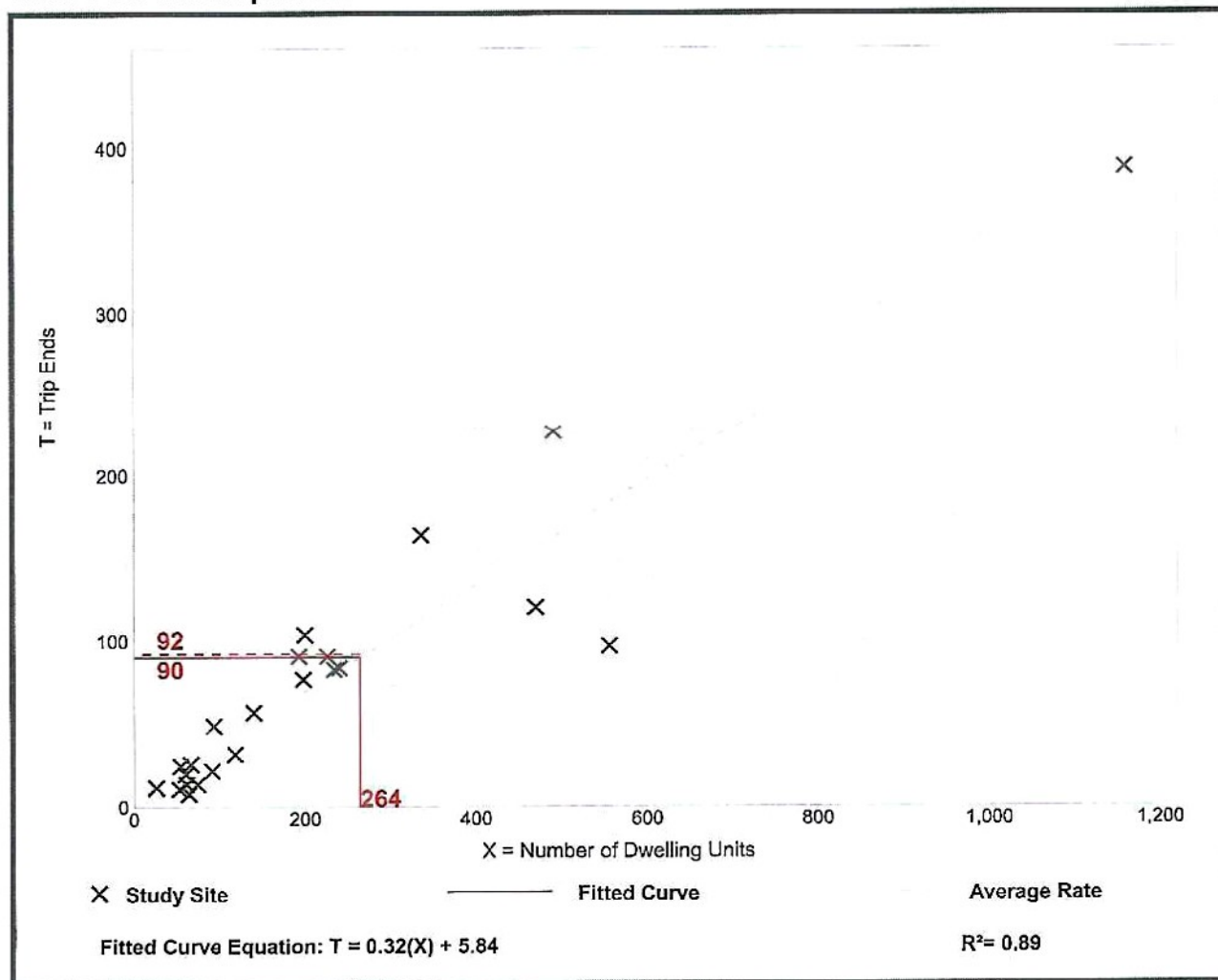
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 23  
Avg. Num. of Dwelling Units: 226  
Directional Distribution: 26% entering, 74% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.35	0.13 - 0.53	0.11

### Data Plot and Equation



## Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

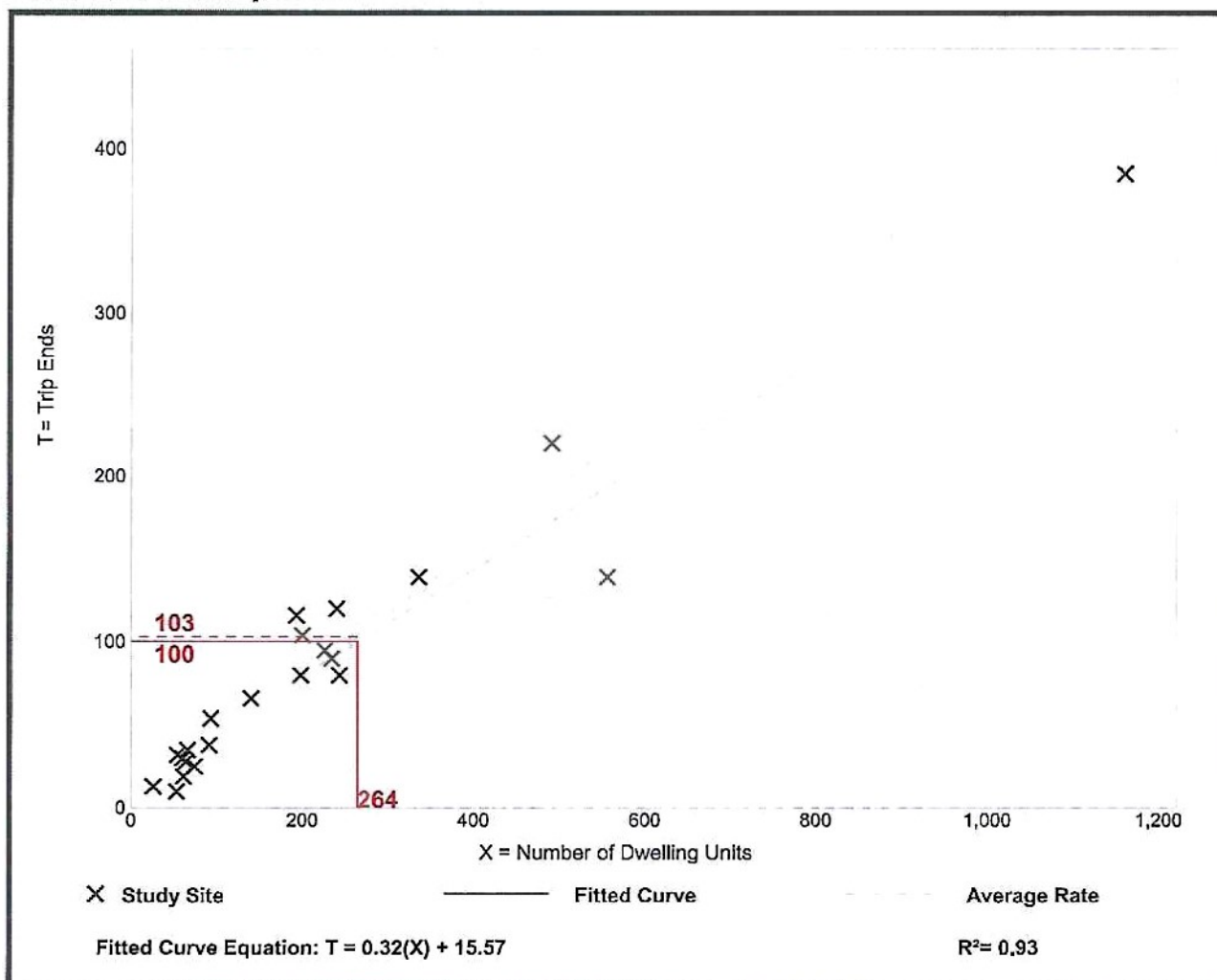
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 22  
Avg. Num. of Dwelling Units: 221  
Directional Distribution: 60% entering, 40% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.60	0.10

### Data Plot and Equation



**Ennis US Bus 287 Multi-Family - Trip Generation - ITE 11th Edition**

Trip Generation	ITE Use #	(# of Units)	Daily Trips	Split	Daily in	Daily out	AM Trips	Split	AM in	AM out	PM Trips	Split	PM in	PM out
<b>multi family (mid-rise)</b>	<b>221</b>	<b>254</b>	<b>1164</b>	<b>"50/50"</b>	<b>582</b>	<b>582</b>	<b>100</b>	<b>"23/77"</b>	<b>23</b>	<b>77</b>	<b>100</b>	<b>"61/39"</b>	<b>61</b>	<b>39</b>
<b>4 story buildings</b>		254					<b>87</b>	<b>"26/74"</b>	<b>23</b>	<b>64</b>	<b>97</b>	<b>"60/40"</b>	<b>58</b>	<b>39</b>
<b>AM peak hour of generator</b>		254			<b>582</b>	<b>582</b>	<b>100</b>		<b>23</b>	<b>77</b>	<b>100</b>		<b>61</b>	<b>39</b>
<b>Total</b>		<b>254</b>	<b>1164</b>		<b>582</b>	<b>582</b>	<b>100</b>		<b>23</b>	<b>77</b>	<b>100</b>		<b>61</b>	<b>39</b>

Access Point Trips -	1.00	Daily Trips	1.0	Daily in	Daily out	AM Trips	1.0	AM in	AM out	PM Trips	1.0	PM in	PM out
	<b>0.00</b>	<b>1164</b>		<b>582</b>	<b>582</b>	<b>100</b>		<b>23</b>	<b>77</b>	<b>100</b>		<b>61</b>	<b>39</b>
<i>check</i>		<b>1164</b>		<b>582</b>	<b>582</b>	<b>100</b>		<b>23</b>	<b>77</b>	<b>100</b>		<b>61</b>	<b>39</b>

**Total Traffic Distribution**

**Site Traffic**

Access Point - main	Split	Daily Trips	Daily in	Daily out	AM Split	AM Trips	AM in	AM out	PM Split	PM Trips	PM in	PM out
east direction	0.49	570	285	285	0.46	45	10	35	0.52	52	32	20
west direction	0.51	594	297	297	0.54	55	13	42	0.48	48	29	19
<b>Check</b>	<b>1.00</b>	<b>1164</b>	<b>582</b>	<b>582</b>	<b>1.0</b>	<b>100</b>	<b>23</b>	<b>77</b>	<b>1.0</b>	<b>100</b>	<b>61</b>	<b>39</b>

**Peak hour of generator**

Access Point - main	Split	Daily Trips	Daily in	Daily out	AM Split	AM Trips	AM in	AM out	PM Split	PM Trips	PM in	PM out
east direction	0.49	#VALUE!	#VALUE!	#VALUE!	0.46	40	10	30	0.52	50	30	20
west direction	0.51	#VALUE!	#VALUE!	#VALUE!	0.54	47	13	34	0.48	47	28	19
<b>Check</b>	<b>1.00</b>	<b>#VALUE!</b>	<b>#VALUE!</b>	<b>#VALUE!</b>	<b>1.0</b>	<b>87</b>	<b>23</b>	<b>64</b>	<b>1.0</b>	<b>97</b>	<b>58</b>	<b>39</b>

Accurate Counts  
TWO CHANNEL SUMMARY  
8/13/2024 TO 8/14/2024

Site Reference: 000008132401  
Site ID: 000008132401  
Location: BUS 287-W of Hall

File: D0812001.prn  
City: Ennis  
County: Ellis

TIME	LANE 1 EAST		LANE 2 WEST		TOTAL	
	am	pm	am	pm	am	pm
00:15	12	116	0	0	12	116
00:30	12	114	0	0	12	114
00:45	6	98	0	0	6	98
01:00	7 37	112 440	0 0	0 0	7 37	112 440
01:15	12	109	0	0	12	109
01:30	6	110	0	0	6	110
01:45	5	123	0	0	5	123
02:00	4 27	109 451	0 0	0 0	4 27	109 451
02:15	9	109	0	0	9	109
02:30	3	99	0	0	3	99
02:45	1	124	0	0	1	124
03:00	2 15	113 445	0 0	0 0	2 15	113 445
03:15	3	111	0	0	3	111
03:30	8	199	0	0	8	199
03:45	7	174	0	0	7	174
04:00	7 25	145 629	0 0	0 0	7 25	145 629
04:15	19	136	0	0	19	136
04:30	13	188	0	0	13	188
04:45	9	135	0	0	9	135
05:00	23 64	178 637	0 0	0 0	23 64	178 637
05:15	16	162	0	0	16	162
05:30	34	186	0	0	34	186
05:45	35	164	0	0	35	164
06:00	46 131	147 659	0 0	0 0	46 131	147 659
06:15	31	130	0	0	31	130
06:30	58	138	0	0	58	138
06:45	67	101	0	0	67	101
07:00	84 240	120 489	0 0	0 0	84 240	120 489
07:15	131	107	0	0	131	107
07:30	174	89	0	0	174	89
07:45	175	86	0	0	175	86
08:00	162 642	91 373	0 0	0 0	162 642	91 373
08:15	96	82	0	0	96	82
08:30	92	63	0	0	92	63
08:45	71	55	0	0	71	55
09:00	79 338	53 253	0 0	0 0	79 338	53 253
09:15	79	47	0	0	79	47
09:30	89	35	0	0	89	35
09:45	94	36	0	0	94	36
10:00	106 368	31 149	0 0	0 0	106 368	31 149
10:15	103	35	0	0	103	35
10:30	88	25	0	0	88	25
10:45	94	26	0	0	94	26
11:00	99 384	18 104	0 0	0 0	99 384	18 104
11:15	115	14	0	0	115	14
11:30	127	19	0	0	127	19
11:45	123	9	0	0	123	9
12:00	106 471	7 49	0 0	0 0	106 471	7 49
<hr/>						
TOTALS	7420		0		7420	
<hr/>						
AM Times	07:15				07:15	
AM Peaks	642				642	
Factors	PHF: .91				PHF: .91	
<hr/>						
PM Times	17:00				17:00	
PM Peaks	690				690	
Factors	PHF: .92				PHF: .92	

Accurate Counts  
TWO CHANNEL SUMMARY  
8/13/2024 TO 8/14/2024

Site Reference: 000008132401  
Site ID: 000008132401  
Location: BUS 287-W of Hall

File: D0812001.prn  
City: Ennis  
County: Ellis

TIME	LANE 1 EAST		LANE 2 WEST		TOTAL	
	am	pm	am	pm	am	pm
00:15	12	116	0	0	12	116
00:30	12	114	0	0	12	114
00:45	6	98	0	0	6	98
01:00	7 37	112 440	0 0	0 0	7 37	112 440
01:15	12	109	0	0	12	109
01:30	6	110	0	0	6	110
01:45	5	123	0	0	5	123
02:00	4 27	109 451	0 0	0 0	4 27	109 451
02:15	9	109	0	0	9	109
02:30	3	99	0	0	3	99
02:45	1	124	0	0	1	124
03:00	2 15	113 445	0 0	0 0	2 15	113 445
03:15	3	111	0	0	3	111
03:30	8	199	0	0	8	199
03:45	7	174	0	0	7	174
04:00	7 25	145 629	0 0	0 0	7 25	145 629
04:15	19	136	0	0	19	136
04:30	13	188	0	0	13	188
04:45	9	135	0	0	9	135
05:00	23 64	178 637	0 0	0 0	23 64	178 637
05:15	16	162	0	0	16	162
05:30	34	186	0	0	34	186
05:45	35	164	0	0	35	164
06:00	46 131	147 659	0 0	0 0	46 131	147 659
06:15	31	130	0	0	31	130
06:30	58	138	0	0	58	138
06:45	67	101	0	0	67	101
07:00	84 240	120 489	0 0	0 0	84 240	120 489
07:15	131	107	0	0	131	107
07:30	174	89	0	0	174	89
07:45	175	86	0	0	175	86
08:00	162 642	91 373	0 0	0 0	162 642	91 373
08:15	96	82	0	0	96	82
08:30	92	63	0	0	92	63
08:45	71	55	0	0	71	55
09:00	79 338	53 253	0 0	0 0	79 338	53 253
09:15	79	47	0	0	79	47
09:30	89	35	0	0	89	35
09:45	94	36	0	0	94	36
10:00	106 368	31 149	0 0	0 0	106 368	31 149
10:15	103	35	0	0	103	35
10:30	88	25	0	0	88	25
10:45	94	26	0	0	94	26
11:00	99 384	18 104	0 0	0 0	99 384	18 104
11:15	115	14	0	0	115	14
11:30	127	19	0	0	127	19
11:45	123	9	0	0	123	9
12:00	106 471	7 49	0 0	0 0	106 471	7 49
<hr/>						
TOTALS	7420		0		7420	
AM Times	07:15				07:15	
AM Peaks	642				642	
Factors	PHF: .91				PHF: .91	
PM Times	17:00				17:00	
PM Peaks	690				690	
Factors	PHF: .92				PHF: .92	

Accurate Counts  
TWO CHANNEL SUMMARY  
8/13/2024 TO 8/14/2024

Site Reference: 000008132403  
Site ID: 000008132403  
Location: BUS 287-W of Hall

File: D0813001.prn  
City: Ennis  
County: Ellis

TIME	LANE 1 WEST		LANE 2 EAST		TOTAL	
	am	pm	am	pm	am	pm
00:15	10	137	0	0	10	137
00:30	6	134	0	0	6	134
00:45	11	119	0	0	11	119
01:00	7 34	125 515	0 0	0 0	7 34	125 515
01:15	3	96	0	0	3	96
01:30	5	99	0	0	5	99
01:45	2	105	0	0	2	105
02:00	3 13	108 408	0 0	0 0	3 13	108 408
02:15	3	114	0	0	3	114
02:30	8	134	0	0	8	134
02:45	7	143	0	0	7	143
03:00	3 21	122 513	0 0	0 0	3 21	122 513
03:15	10	122	0	0	10	122
03:30	3	125	0	0	3	125
03:45	5	124	0	0	5	124
04:00	12 30	159 530	0 0	0 0	12 30	159 530
04:15	12	132	0	0	12	132
04:30	21	168	0	0	21	168
04:45	17	152	0	0	17	152
05:00	30 80	153 605	0 0	0 0	30 80	153 605
05:15	36	163	0	0	36	163
05:30	66	169	0	0	66	169
05:45	53	138	0	0	53	138
06:00	49 204	126 596	0 0	0 0	49 204	126 596
06:15	68	120	0	0	68	120
06:30	77	112	0	0	77	112
06:45	112	131	0	0	112	131
07:00	130 387	107 470	0 0	0 0	130 387	107 470
07:15	175	102	0	0	175	102
07:30	221	92	0	0	221	92
07:45	168	76	0	0	168	76
08:00	186 750	70 340	0 0	0 0	186 750	70 340
08:15	108	72	0	0	108	72
08:30	121	67	0	0	121	67
08:45	98	38	0	0	98	38
09:00	116 443	58 235	0 0	0 0	116 443	58 235
09:15	104	49	0	0	104	49
09:30	84	37	0	0	84	37
09:45	127	40	0	0	127	40
10:00	108 423	29 155	0 0	0 0	108 423	29 155
10:15	100	31	0	0	100	31
10:30	118	29	0	0	118	29
10:45	96	21	0	0	96	21
11:00	108 422	15 96	0 0	0 0	108 422	15 96
11:15	112	17	0	0	112	17
11:30	114	14	0	0	114	14
11:45	112	8	0	0	112	8
12:00	124 462	8 47	0 0	0 0	124 462	8 47

TOTALS 7779 - 54% 0 7420 - 49% 7779 = 15,199

AM Times 07:15 715 07:15

AM Peaks 750 642 - 46% 750 = 1392

Factors PHF: .84 17:00

PM Times 16:45 680 - 52% 16:45 1313

PM Peaks 637 637

Factors PHF: .94

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AM PHF =  $\frac{221+174}{395} = \frac{395}{395} = 1.00$

PM PHF =  $\frac{129+186}{355} = \frac{315}{355} = 0.89$



Level: 15, 32.324160, -96.642279

600 ft

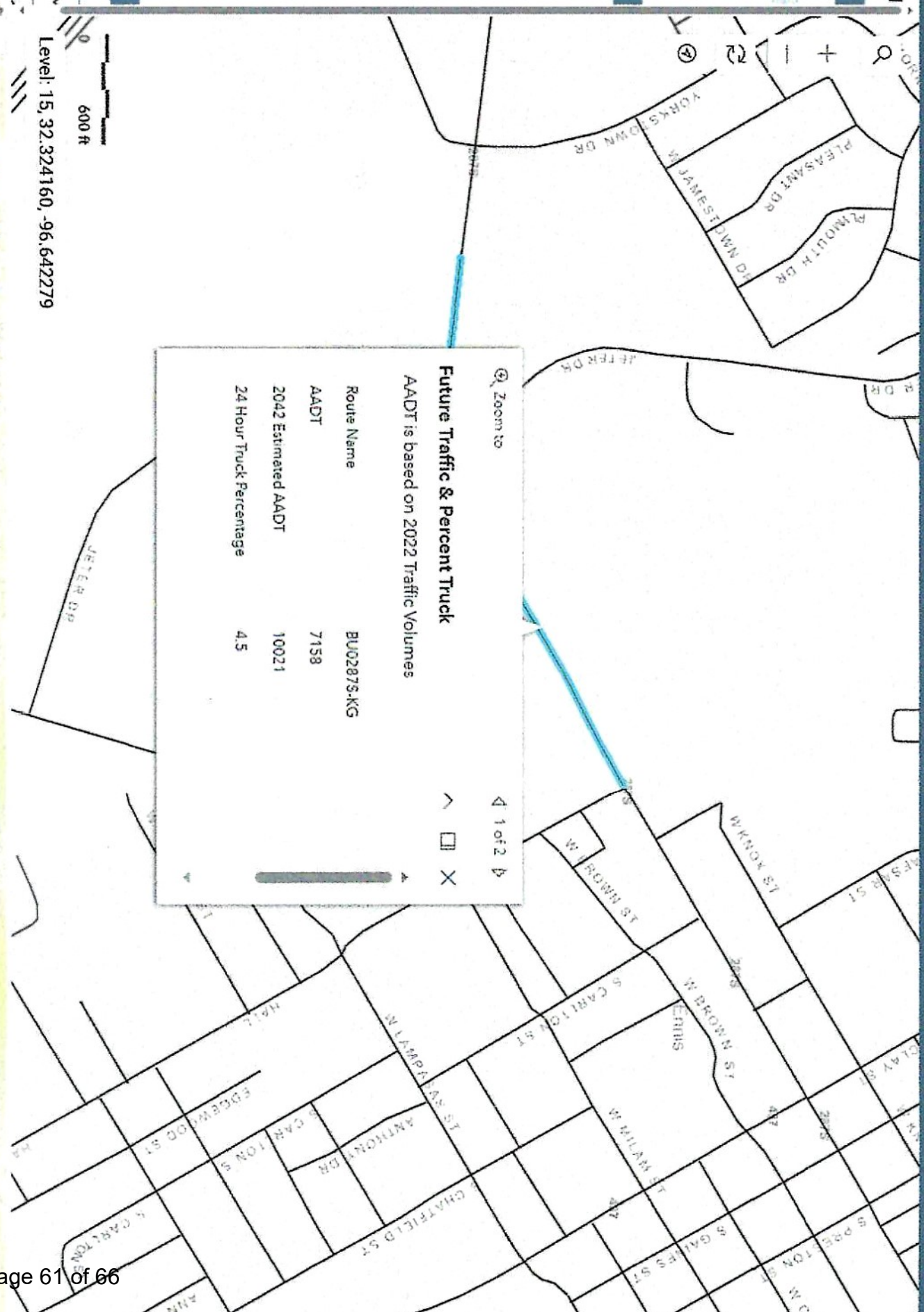
Zoom to

**Future Traffic & Percent Truck**

AAADT is based on 2022 Traffic Volumes

Route Name	BU02879-KG
AAADT	7158
2042 Estimated AAADT	10021
24 Hour Truck Percentage	4.5

1 of 2



HCM 6th TWSC

11/11/2024

3:

Intersection						
Int Delay, s/veh	1.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↗↗	↗↗		↘	↗
Traffic Vol, veh/h	10	682	796	13	35	42
Future Vol, veh/h	10	682	796	13	35	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	11	775	905	15	40	48

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	920	0	-	0	1323 460
Stage 1	-	-	-	-	913 -
Stage 2	-	-	-	-	410 -
Critical Hdwy	4.2	-	-	-	6.9 7
Critical Hdwy Stg 1	-	-	-	-	5.9 -
Critical Hdwy Stg 2	-	-	-	-	5.9 -
Follow-up Hdwy	2.25	-	-	-	3.55 3.35
Pot Cap-1 Maneuver	719	-	-	-	144 540
Stage 1	-	-	-	-	344 -
Stage 2	-	-	-	-	630 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	719	-	-	-	142 540
Mov Cap-2 Maneuver	-	-	-	-	142 -
Stage 1	-	-	-	-	339 -
Stage 2	-	-	-	-	630 -

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	24.8
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	719	-	-	-	142	540
HCM Lane V/C Ratio	0.016	-	-	-	0.28	0.088
HCM Control Delay (s)	10.1	-	-	-	39.9	12.3
HCM Lane LOS	B	-	-	-	E	B
HCM 95th %tile Q(veh)	0	-	-	-	1.1	0.3

HCM 6th TWSC

3:

11/11/2024

Intersection						
Int Delay, s/veh	0.7					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑↑	↑↓		↘	↗
Traffic Vol, veh/h	32	733	662	29	20	19
Future Vol, veh/h	32	733	662	29	20	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	35	797	720	32	22	21

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	752	0	-	0	1205 376
Stage 1	-	-	-	-	736 -
Stage 2	-	-	-	-	469 -
Critical Hdwy	4.2	-	-	-	6.9 7
Critical Hdwy Stg 1	-	-	-	-	5.9 -
Critical Hdwy Stg 2	-	-	-	-	5.9 -
Follow-up Hdwy	2.25	-	-	-	3.55 3.35
Pot Cap-1 Maneuver	834	-	-	-	172 613
Stage 1	-	-	-	-	427 -
Stage 2	-	-	-	-	587 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	834	-	-	-	165 613
Mov Cap-2 Maneuver	-	-	-	-	165 -
Stage 1	-	-	-	-	409 -
Stage 2	-	-	-	-	587 -

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	20.8
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	834	-	-	-	165	613
HCM Lane V/C Ratio	0.042	-	-	-	0.132	0.034
HCM Control Delay (s)	9.5	-	-	-	30.1	11.1
HCM Lane LOS	A	-	-	-	D	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.4	0.1

HCM 6th TWSC

3:

Intersection						
Int Delay, s/veh	1.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↶	↶↶	↶↷		↷	↷
Traffic Vol, veh/h	10	753	880	13	35	42
Future Vol, veh/h	10	753	880	13	35	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	11	856	1000	15	40	48

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	1015	0	-	0	1458 508
Stage 1	-	-	-	-	1008 -
Stage 2	-	-	-	-	450 -
Critical Hdwy	4.2	-	-	-	6.9 7
Critical Hdwy Stg 1	-	-	-	-	5.9 -
Critical Hdwy Stg 2	-	-	-	-	5.9 -
Follow-up Hdwy	2.25	-	-	-	3.55 3.35
Pot Cap-1 Maneuver	661	-	-	-	117 502
Stage 1	-	-	-	-	307 -
Stage 2	-	-	-	-	601 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	661	-	-	-	115 502
Mov Cap-2 Maneuver	-	-	-	-	115 -
Stage 1	-	-	-	-	302 -
Stage 2	-	-	-	-	601 -

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	30.7
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	661	-	-	-	115	502
HCM Lane V/C Ratio	0.017	-	-	-	0.346	0.095
HCM Control Delay (s)	10.5	-	-	-	52	12.9
HCM Lane LOS	B	-	-	-	F	B
HCM 95th %tile Q(veh)	0.1	-	-	-	1.4	0.3

HCM 6th TWSC

3:

Intersection						
Int Delay, s/veh	0.8					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↶	↶↶	↶↷		↷	↷
Traffic Vol, veh/h	32	810	731	29	20	19
Future Vol, veh/h	32	810	731	29	20	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	35	880	795	32	22	21

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	827	0	-	0	1321 414
Stage 1	-	-	-	-	811 -
Stage 2	-	-	-	-	510 -
Critical Hdwy	4.2	-	-	-	6.9 7
Critical Hdwy Stg 1	-	-	-	-	5.9 -
Critical Hdwy Stg 2	-	-	-	-	5.9 -
Follow-up Hdwy	2.25	-	-	-	3.55 3.35
Pot Cap-1 Maneuver	781	-	-	-	144 579
Stage 1	-	-	-	-	390 -
Stage 2	-	-	-	-	559 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	781	-	-	-	138 579
Mov Cap-2 Maneuver	-	-	-	-	138 -
Stage 1	-	-	-	-	372 -
Stage 2	-	-	-	-	559 -

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	24
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	781	-	-	-	138	579
HCM Lane V/C Ratio	0.045	-	-	-	0.158	0.036
HCM Control Delay (s)	9.8	-	-	-	35.9	11.4
HCM Lane LOS	A	-	-	-	E	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.5	0.1

**Traffic Volumes  
US Bus Hwy 287 east of West Driveway**

	AM EB	AM WB	PM EB	PM WB
Current - 2024	642	750	690	623
Build out - 3 years 2027	682	796	733	662
Site traffic	35	13	20	29
Site plus background -2027	717	809	753	691
Horizon - 2032	753	880	810	731
horizon with site - 2032	788	893	830	760

0
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**LOS - 875 vplph**

	AM EB	AM WB	PM EB	PM WB
Current	0.37	0.43	0.39	0.36
Build out -3 years	0.39	0.46	0.42	0.38
Site traffic				
Site plus background	0.41	0.46	0.43	0.39
Horizon	0.43	0.50	0.46	0.42
Horizon with site	0.45	0.51	0.47	0.43