Draft

PLANNING AND ZONING COMMISSION AGENDA
MONDAY, SEPTEMBER 14, 2026
6:00 PM

CITY OF ENNIS CITY HALL
COMMISSION CHAMBERS
107 N. SHERMAN
ENNIS, TEXAS 75119
(972) 875-1234

As authorized by Texas Government Code Section 551.071 - this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.
The City of Ennis reserves the right to re-align, recess, or reconvene the Regular Session or called Executive Session or order of business at any time prior to adjournment.

A. CALL TO ORDER
- Roll Call
- Pledge of Allegiance
- Invocation

B. ADMINISTER OATH OF OFFICE

B.1. Newly appointed Planning and Zoning Commission member, Mark Medina

C. 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.

D. 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.

D.1. Approval of the August 24, 2026 Regular Meeting Minutes.
2026 08 24 P&Z Meeting Minutes

E. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

E.1. Nominate a Planning & Zoning Commission member to serve on the Ennis Main Street Board as a Class B member in compliance with the Ennis Main Street Board Bylaws
Ennis Main Street Board Nomination

E.2. Consider approving a PRELIMINARY PLAT for the Summer Creek Estates subdivision consisting of 523 single family residential lots and 16 common area lots and measuring approximately 131.533 acres, located in the David Rose Survey, Abstract No. 905 and the Owen Shannon Survey, Abstract No. 989, City of Ennis, Ellis County, Texas. Located immediately north of the Prairie View subdivision between Ensign Rd and Lakeview Dr. Ellis CAD IDs 189954 and 191069.

P&Z Case No.: PLAT-26-23
Owner: Brett Forman & Todd Wintters
Applicant: Petitt-ECD
PLAT-26-23

F. PUBLIC HEARING

F.1. Conduct a public hearing to discuss and consider approving amendments to the Ennis Unified Development Ordinance to define and regulate Drone Delivery Hubs or Stations: Article V – Use Standards, Sec. 5.1.5 Table of Allowed Uses, Table 5.1-1: Allowed Uses to add “Drone Delivery Hub or Station (Small)” and “Drone Delivery Hub or Station (Large)”; Article V – Use Standards, Sec. 5.2 Additional Use Standards, Sec. 5.2.5 Industrial Uses, to add “(7) Drone Delivery Hubs or Stations”; Article V – Use Standards, Sec. 5.3 Accessory Uses and Structures, Sec. 5.3.4 Table of Accessory Uses and Structures to add “Drone Delivery Hub or Station (Small)”; Article VII – Site Design and Development Standards, Sec. 7.2 Off Street Parking, Sec. 7.2.3 Off Street Parking Standards, Table 7.2-3a: Off-Street Parking Schedule A to add “Drone Delivery Hub or Station (Small)” and “Drone Delivery Hub or Station (Large)”; Article XI - Definitions, Sec. 11.4.4 Industrial Uses, E. Transportation Related Uses to add “(7) Drone Delivery Hub or Station (Small)”, “(8) Drone Delivery Hub or Station (Large)”, “(9) Drone Staging Area”

Proposed UDO Amendments

G. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Ennis City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.ennistx.gov and said Notice was posted prior to the following date and time: ***TUESDAY, SEPTEMBER 8, 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
Planning and Development Department

Erica Stubbs

Erica Stubbs, Senior Planner
Planning 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 August 24, 2026 Regular Meeting Minutes.
Meeting:	PLANNING AND ZONING COMMISSION - 14 Sep 2026
Department:	Planning & Development
Staff Contact:	Jorge Barake, Planner

BACKGROUND INFORMATION:

Minutes for the August 24, 2026 Regular Meeting are submitted for Planning and Zoning Commission's review and approval.

ATTACHMENTS:

2026 08 24 P&Z Meeting Minutes

MINUTES
CITY OF ENNIS
PLANNING AND ZONING COMMISSION
Monday, August 24, 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, August 24, 2026, at 6:00 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 Sacha	Present
Vice-Chairperson Hughes	Present	Commissioner Snodgrass	Present
Commissioner Estes	Present	Commissioner Severson (alt)	Present
Commissioner McCauley	Present		

The Pledge of Allegiance was recited.

The Invocation was given by **Chairperson Coleman.**

B. CITIZEN PUBLIC COMMENT PERIOD

No one from the public spoke.

C. CONSENT ITEMS

C.1 Approval of the July 13, 2026 Regular Meeting Minutes

Motion by **Commissioner Estes**; second by **Vice-Chairperson Hughes** to approve the July 13, 2026, regular meeting minutes as submitted.

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

D. TEMS FOR DISCUSSION AND CONSIDERATION

D.1 Consider approving a PRELIMINARY PLAT for the Kaufman Industrial Park Addition consisting of 2 industrial lots and measuring approximately 31.140 acres, located in the C. Garrett Survey, Abstract No. 383, City of Ennis, Ellis County, Texas. 2900 N Kaufman St.
P&Z Case No.: PLAT-26-6
Owner: Kaufman Industrial Park LLC
Applicant: Eyncon Engineering & Surveying

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

Applicant, Mark Medina, 1202 Tad St., was available for questions and spoke to staff comments. Mr. Medina stated that the only item lacking on the plat is the recording information for Oncor easements Additionally, Mr. Medina spoke regarding the Spectrum easements. Discussion was had regarding whether Spectrum easements are aerial or underground. Mr. Medina presented emails from Spectrum which stated that the easements are being leased from Oncor and lines are located on Oncor's poles.

Commissioner Sacha inquired regarding the status of Wadley Road. Gary Randolph stated that Wadley Road will stop east of the property line and Fuel City will construct the remainder of Wadley Rd. Mr. Randolph stated that Wadley Road will turn left and connect to the feeder road at the Red River property. Discussion ensued.

Motion to approve the item with conditions that all staff comments from August 12, 2026 and August 20, 2026 be addressed made by **Chairperson Coleman**; second by **Commissioner McCauley**

Staff answered questions from the applicant regarding the submittal process. Discussion ensued.

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

E. ADJOURNMENT

Motion to adjourn the meeting made by **Chairperson Coleman**; second by **Commissioner Estes**.
A vote was cast. 7 in favor; 0 against. Motion adopted.

MINUTES
CITY OF ENNIS
PLANNING AND ZONING COMMISSION
Monday, August 24, 2026, 6:00 P.M

With no other business, **Chairperson Coleman** declared the meeting adjourned at approximately 6:20 P.M.

ATTEST:

_____
Erica Stubbs, Senior Planner

_____
Jorge Barake, City Planner

APPROVED:

_____
Ian Coleman, Chairperson

PLANNING AND ZONING COMMISSION

AGENDA SUMMARY FORM

To:	Planning and Zoning Commission
Subject:	Nominate a Planning & Zoning Commission member to serve on the Ennis Main Street Board as a Class B member in compliance with the Ennis Main Street Board Bylaws
Meeting:	PLANNING AND ZONING COMMISSION - 14 Sep 2026
Department:	Planning & Development
Staff Contact:	Erica Stubbs, Senior Planner

BACKGROUND INFORMATION:

Planning and Zoning Commission member, David Sacha currently serves as the representative from P&Z Commission. Mr. Sacha's term on the Ennis Main Street Board expires on December 31, 2026. The term for consideration begins on January 1, 2027 and ends on December 31, 2028

ATTACHMENTS:

Ennis Main Street Board Member Terms 2025-2027
Ennis Main Street Board Bylaws 3-18-25

Ennis Main Street Board

Board Member Terms

The Main Street Board terms are as follows:

CLASS A:

Term begins Jan 1, 2026 and ends Dec 31, 2027 (2 years)

Term 2026-2027		**Appointed**	**Term Ending**
1. City Commission	Cathy Fakenbach	11/18/25	12/31/27
2. Historic Landmark Commission	Sally Severson	11/18/25	12/31/27
3. Arts Commission	Jeremy Simmons	11/18/25	12/31/27
4. Chamber of Commerce	Geoeffery Williams	02/15/23	12/31/27
5. At-Large	LaNeen Brown	11/18/25	12/31/27
6. At-Large	Matt Walker	11/18/25	12/31/27
7. At-Large	Stacey Goodman	12/03/24	12/31/27
8. At-Large	Veronica Claxton	11/18/25	12/31/27

CLASS B:

Term begins Jan 1, 2025 and ends Dec 31, 2026 (2 years)

Term 2025-2026

1. Economic Development Corp	Jess Haupt	12/03/24	12/31/26
2. Planning & Zoning Commission	David Sacha	08/19/25	12/31/26
3. Ennis Independent School District	Alex Rendon	01/07/25	12/31/26
4. At-Large	Nick French	12/03/24	12/31/26
5. At-Large	Shirley Watson	12/03/24	12/31/26
6. At-Large	Vacant	Vacant	Vacant
7. At-Large	Madeline Clemons	12/03/24	12/31/26
8. At-Large	Reynaldo Castillo	12/03/24	12/31/26

BY-LAWS, ARTICLE V – TERMS

- Terms of Board Service shall be for two (2) years and shall run concurrent with the calendar year. Members may serve a total of no more than four (4) consecutive years (i.e., 2 consecutive 2 year terms), except when serving an unexpired term. Service in an unexpired term is not included in the term limit of four (4) consecutive years.

Ennis Main Street Board
Bylaws

The Bylaws set forth herein are hereby adopted for the purpose of providing an organizational framework and rules of procedure in order for the Ennis Main Street Board to properly accomplish its objectives. All actions of the Ennis Main Street Board shall be conducted by the Board as a whole and pursuant to these Bylaws and not individually.

ARTICLE I – PURPOSE OF THE BOARD

1. To encourage participation in the Ennis Main Street downtown revitalization program and implementation of the Ennis Main Street work plan. The Ennis Main Street work plan will serve as a strategic tool to organize and prioritize tasks, ensuring timely completion and accountability.

2. To establish goals and priorities for the Ennis Main Street Program.

3. To evaluate the progress of said goals and priorities.

4. To develop and oversee programs for economic vitality, design, organization, and promotion, in the Program.

5. To coordinate activities coinciding and complementary with the Main Street Program.

6. To report on a monthly basis on the progress of the Program.

7. To advise and support the Ennis Main Street Program Manager.

8. To ensure adequate funding for the Program and to present a proposed annual budget necessary to support the Program.

ARTICLE II – VISION AND MISSION

1. VISION STATEMENT: The historic downtown Ennis will be recognized in the surrounding area as a destination for exciting social, cultural and educational experiences for residents and visitors.

2. MISSION STATEMENT: To improve the business and cultural climate of Ennis while maintaining and preserving its historic structures and cityscape. This will be achieved by organizing corporate and civic leadership to develop solutions to the problems that affect our downtown core and its impact on the region's competitiveness and viability.

ARTICLE III – DEFINITIONS

1. **"Absence"** shall mean arriving for a meeting after roll has been called.

2. **"Board"** shall mean the Ennis Main Street Board, with new members appointed by the Mayor and confirmed by the Ennis City Commission.

3. **"Commission"** shall mean the Ennis City Commission.

4. **"Manager"** shall mean the Ennis Main Street Program Manager as appointed by the City Manager.

5. **"Program"** shall mean the Ennis Main Street Program.

6. **"Program Area"** shall mean the area that has been designated and shown on Exhibit A (Main Street Program Area and Ennis, Texas Main Street District Boundary Map) attached hereto, and incorporated into this agreement.

7. **"Quorum"** shall mean a majority of the appointed members.

8. **"Executive Committee"** shall mean the Chairperson. Vice-Chairperson, and Secretary. The Manager shall attend all Executive Committee meetings and provide input.

ARTICLE IV – MEMBERSHIP

1. The Board shall be composed of not less than nine (9) or more than sixteen (16) members.

2. All members have the power to vote.

3. There are two types of Board members.

    a. **Named Members** are Board and Commission Members who represent one of the named Boards, Commissions or Groups identified below:
        1. City Commission;
        2. Economic Development Corporation;
        3. Historic Landmark Commission;
        4. Planning & Zoning Commission;
        5. Arts Commission;
        6. Ennis Independent School District; and
        7. Chamber of Commerce.

b. **At-Large Members** are community representatives who are passionate about the Board's mission and vision with diverse backgrounds to ensure that all perspectives are represented.

4. The board is subdivided into two "Classes", whose terms expire on alternate years.

   a. Class A:
      1. City Commission
      2. Historic Landmark
      3. Arts Commission
      4. Chamber of Commerce
      5. At-Large
      6. At-Large
      7. At-Large
      8. At-Large

   b. Class B:
      1. Economic Development Corporation
      2. Planning & Zoning Commission
      3. Ennis Independent School District
      4. At-Large
      5. At-Large
      6. At-Large
      7. At-Large
      8. At-Large

5. The Board shall meet in October of each calendar year and will present nominations the Class whose term expires on Dec 31.

   a. **Named Members** are nominated by their respective Board, Commission or Group to fill unexpired terms.

   b. **At-Large Members** are nominated and vetted by the Board.

6. Vacancies:

   a. In the event a vacancy occurs for a "Named Member", the Executive Committee will communicate with the respective Board, Commission, or Group for a replacement.

   b. In the event a vacancy occurs for an "At-Large Member", the Board shall meet to select a successor to fill the vacancy for the balance of the unexpired term.

7. A list of nominees selected by the Board or Manager will be recommended for appointment by the Mayor. The Mayor will make the final selection for appointment, and the members will be presented to the Commission for confirmation.

8. The Manager shall serve as staff support to the Board.

9. Members shall serve without compensation except for reimbursement for actual expenses incurred and properly documented in the performance of duties as Board members, associated with the Program.

ARTICLE V – TERMS

1. Terms of Board Service shall be for two (2) years and shall run concurrent with the calendar year.

2. Members may serve a total of no more than four (4) consecutive years (i.e., 2 consecutive 2 year terms), except when serving an unexpired term. Service in an unexpired term is not included in the term limit of four (4) consecutive years.

3. Members who accrue three (3) consecutive absences from regular Board meetings shall be subject to forfeiture of the unexpired portion of their term. The Executive Committee has the authority to remove members for excessive absences. The Mayor will be advised of members being removed due to excessive absences.
    a. A member arriving after roll has been called is considered absent (for purposes of attendance).

4. Resignation from the Board shall be presented to the Chair in writing. The Chair will advise the Board of the resignations.

5. Members serve with full rights and authorities until replaced or reappointed.

ARTICLE VI - POWERS& DUTIES

1. The Ennis Main Street Board is empowered to hold and conduct public meetings. The Board shall be subject to provisions of the Texas Open Meetings Act, and the Public Information Act.

2. The Board shall establish the time and place of its meetings and shall post a notice of all meetings, in compliance with the Texas Open Meetings Act.

3. The Board may call special meetings for discussion, review, and action on Program related matters of importance or urgency.

4. When projects in the Program Area are presented to the Board for proposed participation in the Program, the Board may review and comment on the construction and/or reconstruction plans proposed.

5. The Board may recommend projects and activities to include marketing, advertising, promotion, design, organization, and economic vitality as they directly relate to the achievement of the Program's goals, including a healthy and vibrant Program Area.

6. The Board shall assist the Manager in preparing an annual report of the Program's work plan accomplishments, to be submitted to the City Commission on or before February 1st of each year.

7. The Board shall keep the community informed and aware of the progress of the Program.

ARTICLE VII ORGANIZATION

1. The Board shall have an Executive Committee composed of the following officers: Chairperson, Vice-Chairperson, Secretary, and the Manager. The Manager serves solely as an advisor to the Board.

2. The Board shall elect officers for a term of two years. A simple majority of the quorum present shall be necessary to conduct an election of officers.

3. The duties and powers of the officers of the Board shall be as follows:

    a. **Chairperson:** The Chairperson presides over Board meetings, fostering open dialogue and ensuring accountability. They actively participate in the organization while delegating tasks and collaborating with the Manager to set meeting agendas. As a visible leader, the Chairperson guides the organization's direction. In case of vacancies in the Executive Committee, the Chairperson has the authority to temporarily appoint replacements until the Board can vote on permanent members of the Executive Committee. If the Chairperson's position becomes vacant, the Board must elect a new Chairperson within 30 days.

    b. **Vice-Chairperson:** The Vice-Chairperson shall assist the Chairperson in the executive duties of the Board; serve as presiding officer in the absence of the Chairperson or in the Chairperson's inability to act for any reason; and shall perform any and all other duties as assigned by the Chairperson.

c. **Secretary:** The Secretary attends Board meetings, reviews and approves meeting minutes, and works with the Manager to ensure that the Board's bylaws align with Main Street America requirements.

4. All vacancies in any office may be filled by temporary procedure as outlined above. Any vacancy in any office may be filled at a regularly-scheduled meeting or at a special meeting expressly called for that purpose.

ARTICLE VIII - MEETINGS

1. The Board shall meet monthly.

2. A special meeting may be called at the Chairperson's discretion or upon petition by a simple majority of the voting members of the Board. Only business specified in the notice of such meeting shall be transacted.

3. The Executive Committee of the Board may meet between regularly scheduled meetings if necessary and may exercise the authority of the Board as specified by motion.

4. A quorum of at least three board members in attendance at properly called meetings is necessary to conduct business and authorize any action. A simple majority vote of the Board members present is necessary to authorize any action.

5. There will be no proxy votes.

ARTICLE X - PARLIAMENTARY PROCEDURES

1. Unless otherwise provided for in these Bylaws or as set forth by the Board in written Procedural Policy approved by the Board, Robert's Rules of Order shall govern the conduct of any and all meetings of the Ennis Main Street Board and all duly created committees.

ARTICLE XI- AMENDMENTS

1. These Bylaws may be amended, repealed, or altered in whole or in part by a majority vote of the total membership of the Board at any regular meeting of the Board. The proposed changes shall be emailed to members or delivered to their addresses at least five (5) days prior to the time of the meeting at which the change(s) will be considered. The proposed change(s) must be approved by the City Commission.

ARTICLEXII – MISCELLANEOUS

1. These Bylaws shall be effective after the following: a) the approval of the Bylaws by the Board, and b) the approval of the Bylaws by the City Commission.

2. If any word, phrase, paragraph, or section of these Bylaws is deemed unconstitutional, illegal, or invalid, the same shall not affect the validity of this document as a whole, or any part or provision thereof, other than the part so decided to be unconstitutional,

illegal, or invalid.

SO ADOPTED this 18 day of March, 2025.

Brittany Romero 3/19/25

Chairperson, Ennis Main Street Board Date

EXHIBIT A

"Main Street Program Area"

(Represented by the green line)

PLANNING AND ZONING COMMISSION

AGENDA SUMMARY FORM

To:	Planning and Zoning Commission
Subject:	Consider approving a PRELIMINARY PLAT for the Summer Creek Estates subdivision consisting of 523 single family residential lots and 16 common area lots and measuring approximately 131.533 acres, located in the David Rose Survey, Abstract No. 905 and the Owen Shannon Survey, Abstract No. 989, City of Ennis, Ellis County, Texas. Located immediately north of the Prairie View subdivision between Ensign Rd and Lakeview Dr. Ellis CAD IDs 189954 and 191069. P&Z Case No.: PLAT-26-23 Owner: Brett Forman & Todd Wintters Applicant: Petitt-ECD
Meeting:	PLANNING AND ZONING COMMISSION - 14 Sep 2026
Department:	Planning and Zoning Commission Members
Staff Contact:	Erica Stubbs, Senior Planner

BACKGROUND INFORMATION:

The subject site measuring 131.533 acres is currently zoned Planned Development and is located immediately north of the Prairie View subdivision.

Planned Development zoning designation was granted by City Commission on December 3, 2024. A concept plan and development standards are tied to the Planned Development zoning as part of Ordinance No. 24-1203-G1.

The applicant, Petitt-ECD, is requesting approval of a Preliminary Plat for the Summer Creek Estates subdivision containing 523 single-family residential lots and 16 common area lots. All common area lots are to be maintained by a Homeowner's Association (HOA) as stated in the PD zoning ordinance. The Covenants, Conditions and Restrictions (CCR) document has been reviewed and approved by the City Attorney in accordance with UDO Section 9.3.4.

Planning staff has reviewed the Preliminary Plat for compliance with the Planned Development zoning ordinance and approved concept plan. The submitted plat complies with the approved concept plan. There are a few staff comments to be addressed including ownership of Common Area 1. In addition, a few street names will need to be changed to comply with the Ellis County road naming standards.

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

RECOMMENDATION:

Staff recommends **conditional approval** of the Preliminary Plat. The following conditions are necessary to ensure the plat is in compliance with the City of Ennis Unified Development Ordinance:

- Address staff comments issued on August 31, 2026.

ATTACHMENTS:

PLAT-26-23_Application
PLAT-26-23_Vicinity Map
PLAT-26-23_Drone Photo
PLAT-26-23_Zoning Map
PLAT-26-23_Summer Creek Estates_Preliminary
PLAT-26-23_Summer Creek Estates_Staff Comments 20260831
07384__CP-G-Concept_Thu_Aug_27_2026_09-12-19
ORDINANCE NO. 24-1203-G1-Amending UDO and zoning from A to PD

City of Ennis, TX

September 4, 2026

Record No: PLAT-26-23

Plat Application

Status: Active

Submitted On: 8/20/2026

Primary Location

O ENSIGN RD
ENNIS, TX 75119

Owner

FORMAN BRETT & TODD WINTTERS

Applicant

sam satterwhite

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*

Preliminary

Plat Name*

Summer Creek

Property Type*

Residential

No. of Lots*

523

Total Number of Dwelling Units Planned*

523

Acreage*

131.6

Current Zoning*

PD - Planned Development District

Current Use*

n/a

Proposed Use*

Residential Subdivision

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

Yes

Are you using an Agent/Representative*

No

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

Yes

Owner Information

Owner Name

Brett Forman & Todd WIntters

Owner Street Address

Owner City, State Zip

Owner Telephone*

Owner Email*

Surveyor/Engineer Information

Firm Name*

Petitt-ECD

Surveyor/Engineer Name*

Todd Wintters

Address*

City, State Zip*

Telephone*

Email*

Signature

Applicant Signature*

Brett Forman
Aug 20, 2026

Attachment Requires

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

I have read and reviewed the Plat Application Requirements*

☑

Hearing Date and Time

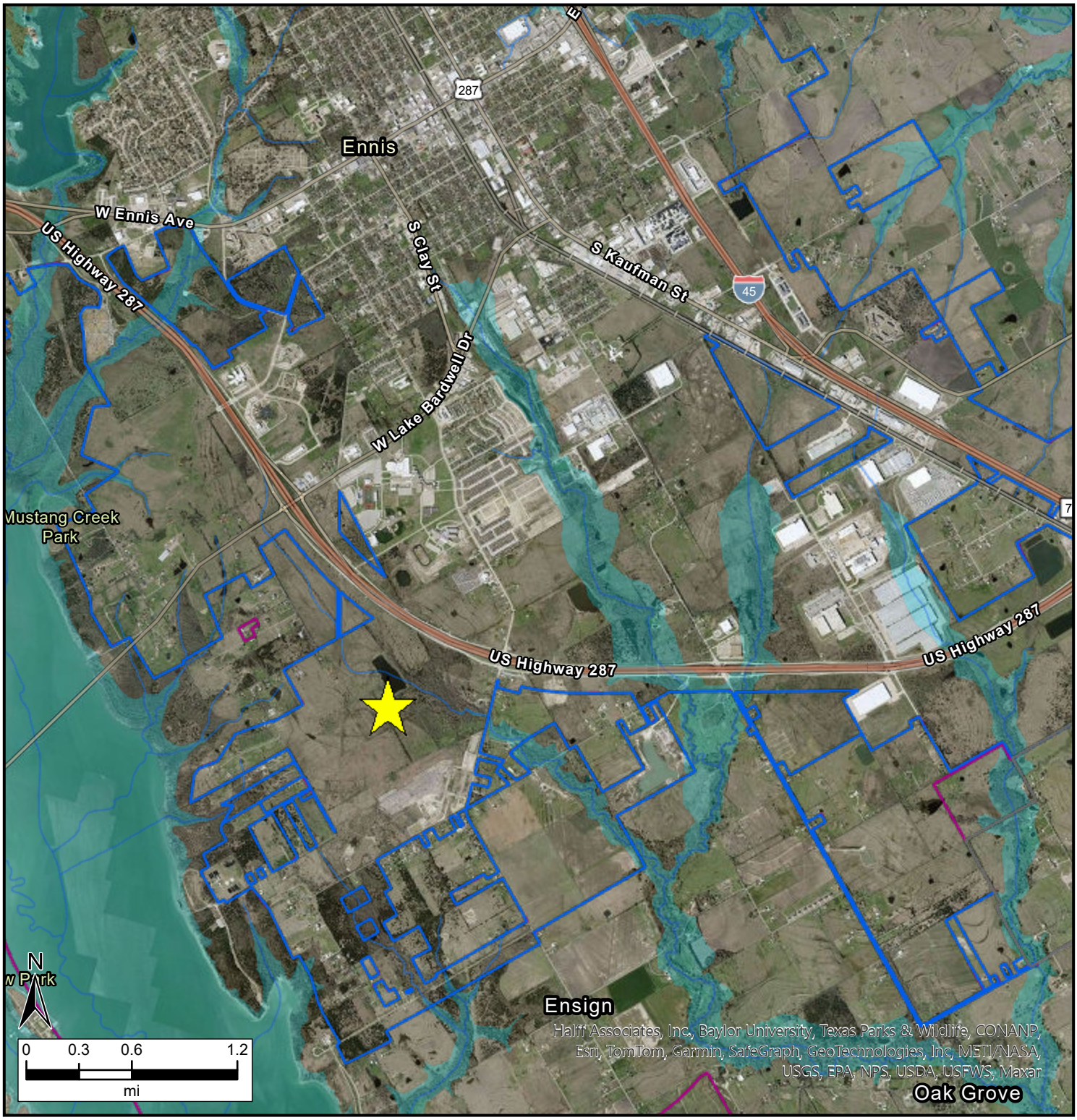
Planning and Zoning Hearing Date*

09/14/2026

Time of Hearing*

6:00 PM

Vicinity Map



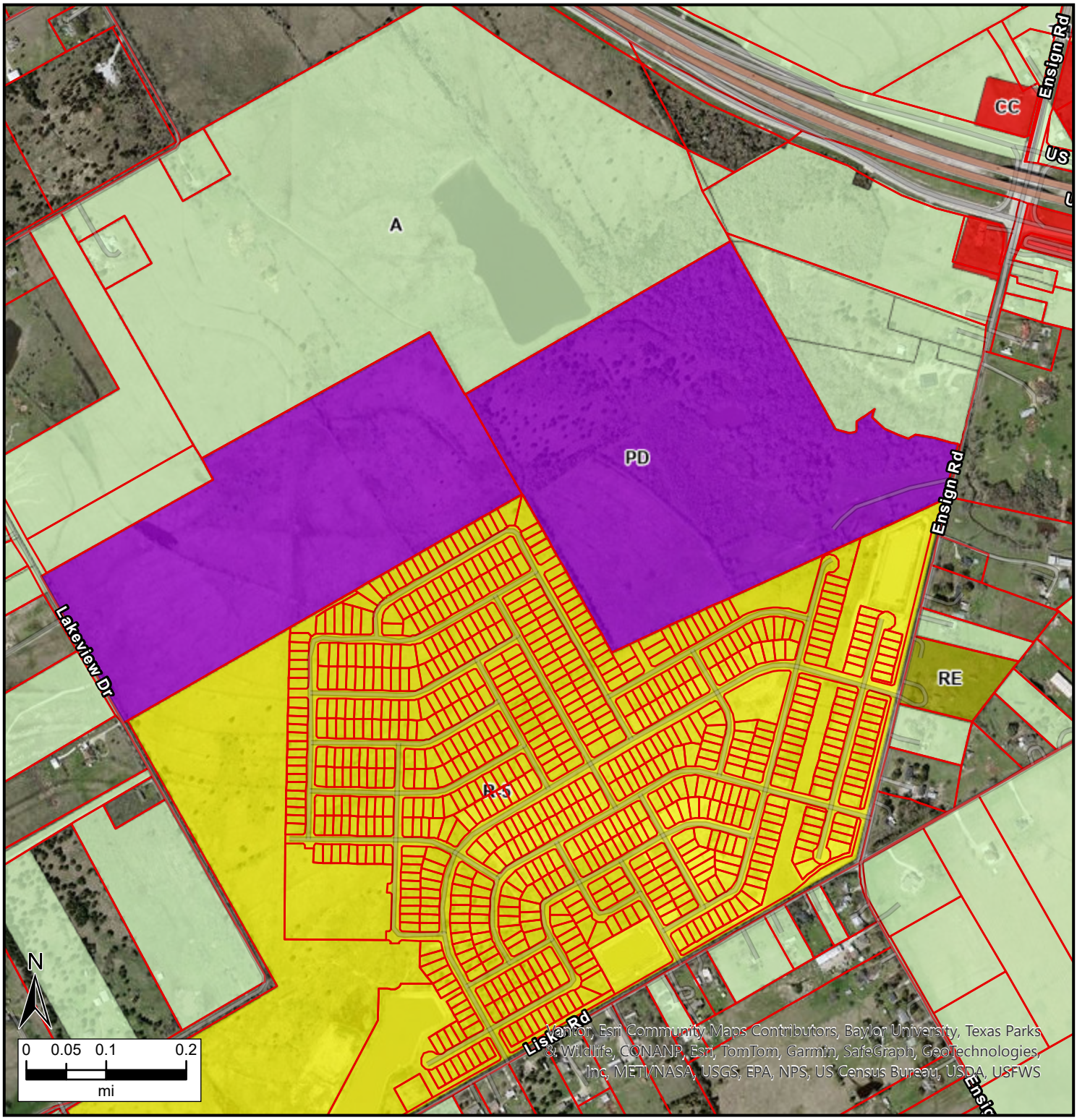
Legend

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

ENNIS TEXAS
The bluebonnet spirit of Texas

Ensign Rd

Zoning Map



Legend

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

ENNIS TEXAS
The bluebonnet spirit of Texas

MATCHLINE
(SEE SHEET 5 OF 5)

MATCHLINE
(SEE SHEET 2 OF 5)

DAVID ROSE SURVEY
A-905

C.A. 1
630,518 SF
14.475 AC.

CALLED 19.48 AC.
JOSE OSCAR DEL CASTILLO CASTRO
& WIFE CAROLINA ARGUELLO
INSTR. NO. 2028416
D.R.E.C.T.
AGRICULTURAL – ZONING

ZONED: A

S 30°02'40" E 1199.41'

N 47°14'21" W 431.51'

FEMA ZONE A
PANEL: 48139C0390F
DATE: 6/3/2013

N 53°09'26" E
120.91'

S 80°45'51" E
118.00'

S 76°41'59" E
122.89'

S 13°16'07" E 485.36'

S 12°43'53" W 315.00'

S 64°24'08" W 1635.86'

KENMORE DRIVE
N 59°12'33" E 905.30'
287.27'
50' R.O.W.

BELGRAVE DRIVE
N 47°14'21" W 441.23'
50' R.O.W.

HOLUBAR DRIVE
50' R.O.W.

WOMACK DRIVE
50' R.O.W.
S 64°24'08" W 531.28'
419.23'

CRESSWELL DRIVE
50' R.O.W.
S 64°24'08" W 1334.50'
1027.73'

ENSIGN ROAD

VOLUNTEER DR

100' GAS ESMT

C.A. 2
63,050 SF
1.447 AC.

C.A. 3
3,258 SF
0.075 AC.

PRAIRIE VIEW
PHASE 2A
CAB. O, SL. 266
P.R.E.C.T.
ZONED: R-5

PRAIRIE VIEW
PHASE 1A
CAB. O, SL. 161
P.R.E.C.T.
ZONED: R-5

POINT OF
BEGINNING

CIRS

1/2"IRF

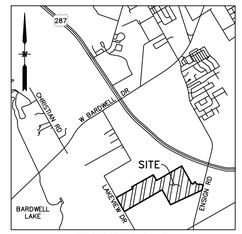
LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 30°30'59" W	93.13'
L2	N 30°36'19" W	110.21'
L3	S 75°04'47" E	83.94'
L4	N 79°07'15" E	32.71'
L5	N 36°46'00" E	13.39'
L6	N 01°01'01" W	48.99'
L7	S 14°33'52" W	48.59'
L8	S 51°46'42" E	10.48'
L9	S 49°36'47" E	37.27'
L10	S 49°02'47" E	46.25'
L11	S 65°33'28" E	81.88'
L12	S 69°38'25" E	61.47'
L13	N 60°43'45" E	48.91'
L14	N 14°45'02" E	21.21'
L15	N 75°14'58" W	21.21'
L16	S 30°14'58" E	25.00'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L17	S 89°47'35" E	25.00'
L18	S 45°26'37" E	20.98'
L19	S 89°47'35" E	25.00'
L20	S 30°47'27" E	45.00'
L21	S 60°17'31" E	13.79'
L22	S 60°17'31" E	17.23'
L23	S 30°47'27" E	45.00'
L24	S 75°50'31" E	21.19'
L25	S 14°09'29" W	21.23'
L26	S 75°50'31" E	21.19'
L27	S 14°09'29" W	21.23'
L28	N 16°55'53" E	20.35'
L29	S 25°35'52" E	25.00'
L30	S 05°58'56" W	18.73'
L31	N 50°41'28" W	16.56'
L32	S 36°00'34" E	28.83'

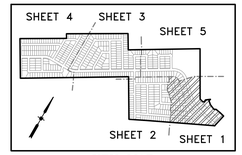
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	30°27'23"	250.00'	68.06'	132.89'	S 74°58'44" W	131.33'
C2	30°59'52"	250.00'	69.33'	135.25'	N 74°42'29" E	133.61'
C3	73°33'06"	300.00'	224.23'	385.12'	N 84°00'54" W	359.21'
C4	30°01'46"	800.00'	214.58'	419.29'	S 62°15'14" E	414.51'
C5	30°27'23"	156.45'	42.59'	83.16'	S 15°01'16" E	82.19'
C6	30°23'45"	150.00'	40.75'	79.58'	N 14°59'27" W	78.65'
C7	30°27'23"	150.00'	40.83'	79.73'	S 74°58'44" W	78.80'
C8	30°23'45"	150.00'	40.75'	79.58'	S 75°00'32" W	78.65'
C9	30°59'53"	150.00'	41.60'	81.15'	S 15°17'31" E	80.17'
C10	30°59'53"	150.00'	41.60'	81.15'	S 15°17'31" E	80.17'
C11	14°09'22"	150.00'	18.62'	37.06'	S 23°34'14" E	36.97'
C12	14°02'50"	150.00'	18.48'	36.78'	N 23°30'58" W	36.68'
C13	10°15'24"	150.00'	13.46'	26.85'	S 25°24'41" E	26.82'
C14	10°30'28"	150.00'	13.79'	27.51'	N 25°32'13" W	27.47'
C15	21°38'29"	150.00'	28.67'	56.66'	N 36°25'07" W	56.32'
C16	50°11'13"	150.00'	70.24'	131.39'	N 39°18'32" E	127.23'
C17	21°47'38"	150.00'	28.88'	57.06'	S 25°06'44" W	56.71'

60 30 0 60 120
SCALE IN FEET
1" = 60'

LEGEND	
CIRS	5/8" IRON ROD SET WITH CAP STAMPED "PETITT-ECD 6134"
CIRF	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T	PLAT RECORDS, ELLIS COUNTY, TEXAS
C.A.	COMMON AREA
CAB.	CABINET
ESMT.	EASEMENT
INST. NO.	INSTRUMENT NUMBER
PG.	PAGE
U.E.	UTILITY EASEMENT
VOL.	VOLUME
△	POINT IN CREEK



VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

PRELIMINARY PLAT

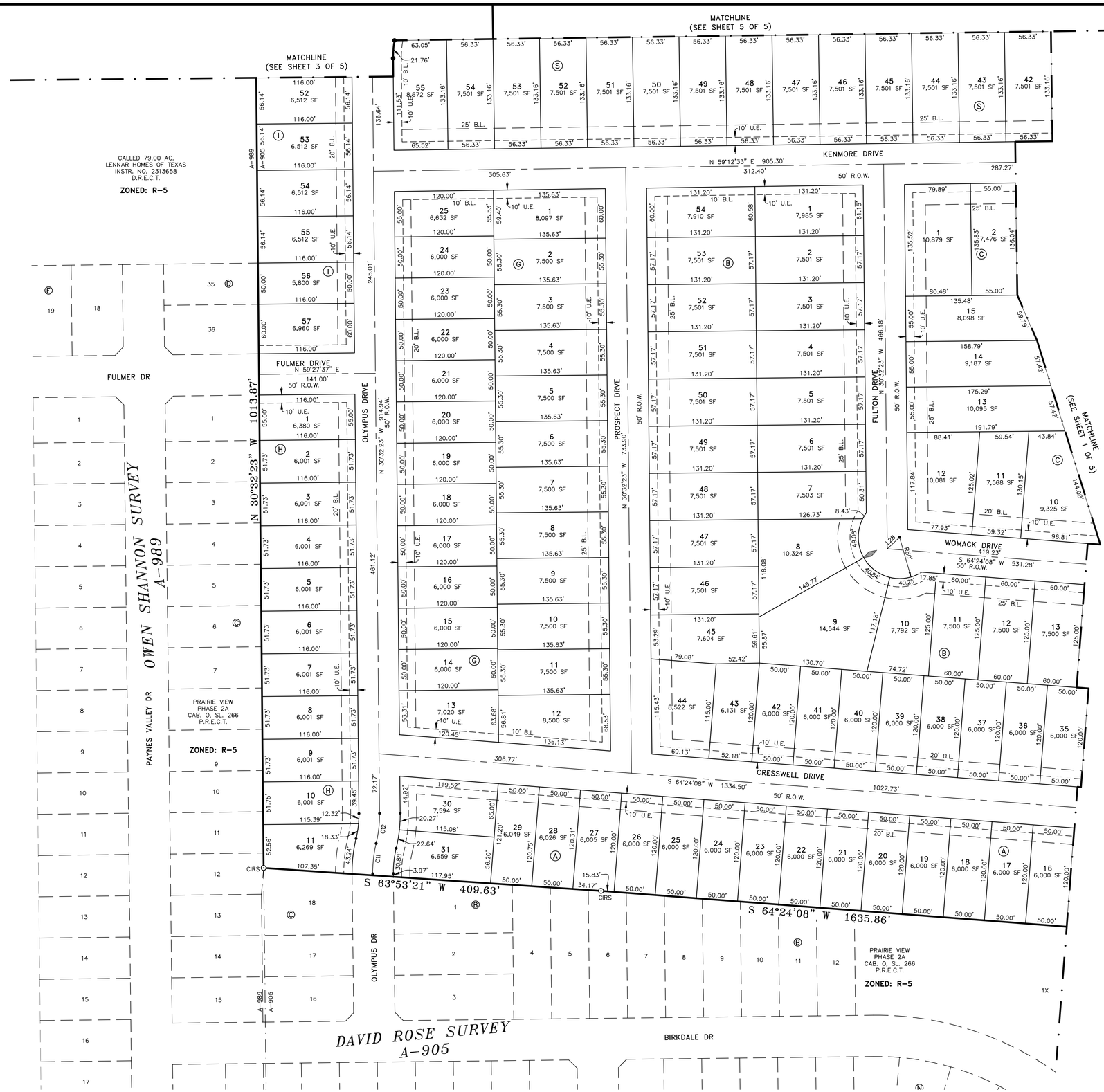
SUMMER CREEK ESTATES

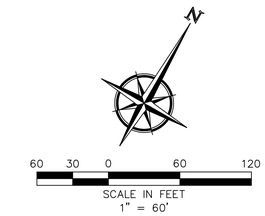
BEING
131.533 ACRES
523 RESIDENTIAL LOTS
15 COMMON AREA TRACTS
1 PUBLIC PARK
ZONED: PD
SITUATED IN THE
D. ROSE, ABSTRACT NO. 905
& O. SHANNON, ABSTRACT NO. 989
CITY OF ENNIS, ELLIS COUNTY, TEXAS

OWNER/DEVELOPER
SUMMER CREEK-EC, LLC
6031 W. I-20
SUIT 226
ARLINGTON, TX 76017
817-447-0616

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

DATE: 8/20/2026 CASE NO.: SUB-____-20__ *SHEET 1 OF 5*





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CIRF	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
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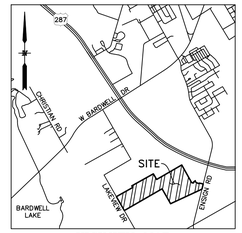

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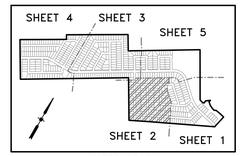

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CITY OF ENNIS, ELLIS COUNTY, TEXAS

OWNER/DEVELOPER
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6031 W. I-20
SUIT 226
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1600 N COLLINS BLVD. STE. 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 8/20/2026 CASE NO.: SUB-____-20__ *SHEET 2 OF 5*

Notes:

1. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 – North Central Zone No. 4202 – NAD83. All distances are surface distances with a surface to grid scale factor of 0.999927556.
2. Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Zone A (No Base Flood Elevation Determined) according to Federal Emergency Management Area Flood Insurance Rate Maps for Ellis County, Texas and incorporated areas ~ Map Number 48139C0370F, Effective Date 6/03/2013. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.
3. All perimeter property corners are 5/8–inch iron rods with cap marked "PETITT–ECD 6134", unless otherwise noted.
5. Subdivision property corners are 5/8–inch iron rods with caps marked "PETITT–ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8–inch iron rods with cap marked "PETITT– ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. when a retaining wall or screening fence has been placed at the rear lot corner, a 5/8–inch iron rod may be set five feet (5') from the rear lot corner along the side lot line.
6. This Plat does not regulate setbacks and building lines. They are shown for informational purposes only.
7. Unless otherwise noted all common area lots will be owned and maintained by the Homeowners Association.
8. Common Area 1 is a Public Park that will be owned and maintained by the City of Ennis.
9. Driveways are not permitted to Lakeview Drive from any residential lot.

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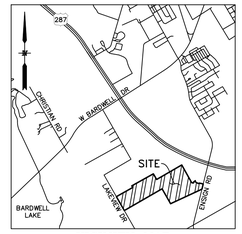

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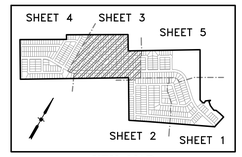

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CITY OF ENNIS, ELLIS COUNTY, TEXAS

PETITT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792

1600 N COLLINS BLVD. STE. 3300 RICHARDSON, TX 75080

201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941–8400

OWNER/DEVELOPER
SUMMER CREEK–EC, LLC
6031 W. I–20
SUIT 226
ARLINGTON, TX 76017
817–447–0616

DATE: 8/20/2026 CASE NO.: SUB-____-20__ *SHEET 3 OF 5*

Y:\PROJECTS\07384 – Ennis 131 AC W of Ensign S of US 287\dwg\Plats\07384 Preliminary Plat.dwg

LOTS 1 AND 2, BLOCK 1
JEFFREY ADDITION
CAB. L, SL. 289
P.R.E.C.T.
ZONED: A

LOT 2

LOT 1

A-667
A-983

A-983
A-989

OWEN SHANNON SURVEY
A-989

CALLED 113.63 AC.
CHARLES BRANDON HOLUBAR,
GARRET B. HOLUBAR
& BLAINE T. HOLUBAR
INSTR. NO. 2405327
D.R.E.C.T.
ZONED: A

CALLED 5.19 AC.
DENNIS LITTLE
INSTR. NO. 0416473
D.R.E.C.T.
AGRICULTURAL – ZONING
ZONED: A

N 59°48'41" E 1466.09'

N 59°45'02" E 1107.67'

CIRS

1/2"IPF

1/2" IRF

L1

L2

CENTENARY DRIVE
50' R.O.W.
N 59°45'02" E 887.17'

50' R.O.W. DEDICATION

PHASE 3
132 LOTS
PHASE 2
185 LOTS

CALLED 21.577 AC.
JACE E. & FELICIA LAYTON
VOL. 2041, PG. 380
D.R.E.C.T.

LAKEVIEW DRIVE

MILBAND DRIVE
50' R.O.W.
N 00°12'25" E 660.50'

AVONDALE DRIVE
50' R.O.W.
N 00°12'25" E 629.06'

MATCHLINE
(SEE SHEET 3 OF 5)

HOLUBAR DRIVE

C.A. 15
2,024 SF
0.046 AC.
LANDSCAPE BUFFER

C.A. 14
4,080 SF
0.094 AC.
LANDSCAPE BUFFER

N 59°45'02" E 583.00'
322.00'
200.19'

50' R.O.W.

N 30°33'12" W 849.99'

50' R.O.W. DEDICATION

AUBREY DRIVE
N 30°14'58" W 350.00'
50' R.O.W.

ARCH DRIVE
N 30°14'58" W 350.00'
50' R.O.W.

C.A. 13
18,647 SF
0.428 AC.

OAKWOOD DRIVE
N 59°45'02" E 787.97'
50' R.O.W.
322.00'
465.97'

C.A. 16
21,435 SF
0.492 AC.
DETENTION AREA

CALLED 21.577 AC.
RYAN B. PATAK
INSTR. NO. 1812627
D.R.E.C.T.
AGRICULTURAL – ZONING
ZONED: A

RR SPIKE

CIRS

1"IPF

CALLED 10.789 AC.
KRISTINA JONES
INSTR. NO. 2227326
D.R.E.C.T.

S 59°12'33" W 2576.54'

CALLED 57.882 AC.
SNOW PEACH LEGACY FAMILY HOLDING
INSTR. NO. 2102514
D.R.E.C.T.
ZONED: R-5

50' CITY OF ENNIS WATERLINE EASEMENT

N

60 30 0 60 120
SCALE IN FEET
1" = 60'

LEGEND		
CIRS	5/8" IRON ROD SET WITH CAP STAMPED "PETITT-ECD 6134"	
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IRF	IRON ROD FOUND	
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CAB.	CABINET	
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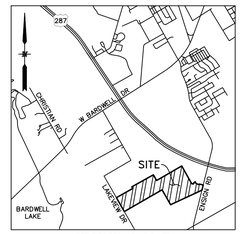
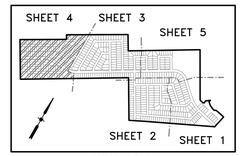


VICINITY MAP
N.T.S.



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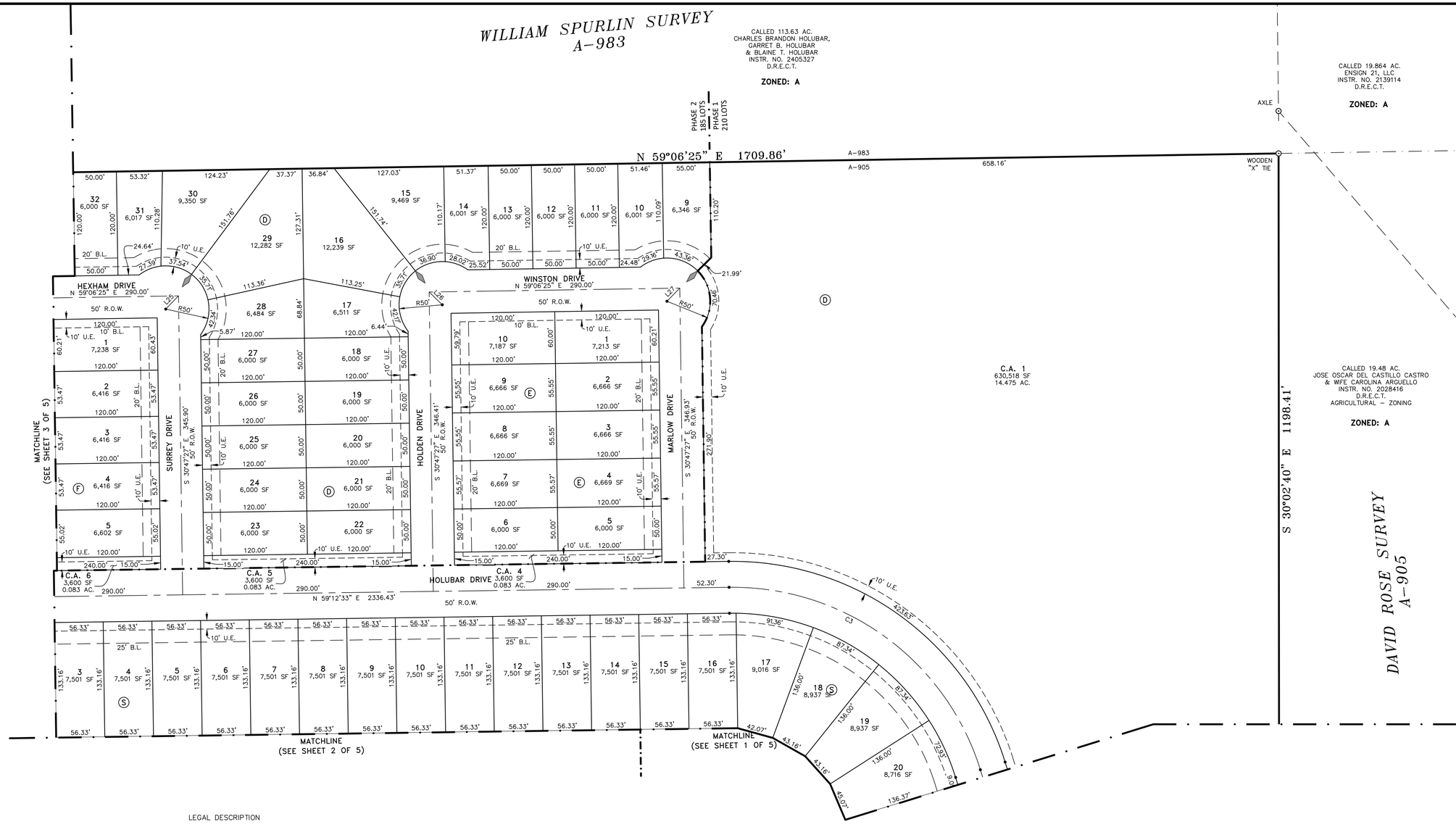
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 8/20/2026 CASE NO.: SUB-____-20__ *SHEET 4 OF 5*



LEGAL DESCRIPTION

BEING a tract of land situated in the David Rose Survey, Abstract No. 905, and the Owen Shannon Survey, Abstract 989, Ellis County, Texas, and being all of the 72.9115–acre tract of land conveyed to Charles Brandon Holubar and Garrett B. Holubar Deed recorded in Instrument Number 2405325, Deed Records of Ellis County, Texas, and also being all of the 58.680–acre First Tract conveyed to Kathryn N. Hollfield and Jeffrey C. Holubar, by deed recorded in Instrument Number 2107293, Deed Records of Ellis County. Texas;

BEGINNING at a point for corner at a 1/2–inch iron rod found in the westerly line of Ensign Road at the southeasterly corner of said 72.54–acre tract said point also being the easterly northeasterly corner of Bardwell Ranchettes, a subdivision in Ellis County as recorded in Cabinet B Slide 497 of the Map Records of Ellis County, Texas;

THENCE South 64 degrees 24 minutes 08 seconds West, along the southerly line of said 72.54–acre tract and a northerly line of said Bardwell Ranchettes a distance of 1635.86 feet to a 1/2–inch iron pipe found;

THENCE South 63 degrees 53 minutes 21 seconds West, along the southerly line of said 72.54–acre tract and a northerly line of said Bardwell Ranchettes a distance of 409.63 feet to point for corner;

THENCE North 30 degrees 32 minutes 23 seconds West, along the westerly line of said 72.54–acre tract, and an easterly line of said Bardwell Ranchettes a distance of 1013.87 feet to an angel point at a 1/2–inch iron rod found for corner at the southeast corner of said 58.680–acre tract;

THENCE South 59 degrees 12 minutes 33 seconds West, along the southerly line of said 58.680–acre tract, a distance of 2576.54 feet to a point for corner in the centerline of Lakeview Drive;

THENCE North 30 degrees 33 minutes 12 seconds West along the center line of said Lakeview Drive a distance of 849.99 feet to a nail found for corner;

THENCE North 30 degrees 30 minutes 59 seconds West, continuing along the center line of Lakeview Drive a distance of 93.13 feet to a nail found for corner;

THENCE North 59 degrees 45 minutes 02 seconds East, departing said centerline of Lakeview Drive, and along the north line of said 58.680–acre tract, a distance of 1107.67 feet to a point for corner at a 1/2–inch iron rod with cap stamped "3B" found for corner;

THENCE North 30 degrees 36 minutes 19 seconds West, continuing along the north line of said 58.680–acre tract, a distance of 110.21 feet to a 1/2–inch iron rod with cap stamped "3B" found for corner;

THENCE North 59 degrees 48 minutes 41 seconds, continuing along the north line of said 58.680–acre tract, a distance of 1466.09 feet to a 1/2–inch iron rod with cap stamped "3B" found at the northeast corner of said 58.860–acre tract;

THENCE South 30 degrees 42 minutes 44 seconds East along the west line of said 58.860–acre tract, a distance of 387.32 feet to an 1/2–inch iron rod found at the northwest corner of said 72.54–acre tract;

THENCE North 59 degrees 06 minutes 25 seconds East, along that north line of said 72.54–acre tract, a distance of 1709.86 feet to a 1/2–inch iron rod found for corner at the base of a corner post in the westerly line of that 19.86 acre tract of land conveyed to Charles Walter Evans by deed recorded in Volume 601, Page 93 of the Deed Records of Ellis County;

THENCE South 30 degrees 02 minutes 40 seconds East along the easterly line of said 72.54–acre tract, a distance of 1198.41 feet to a point for corner in the center line of Cummings Creek:

THENCE in a southeasterly direction along the meanders of Cummings Creek the following calls:

South 75 degrees 04 minutes 47 seconds East a distance of 83.94 feet to a point for corner;

North 79 degrees 07 minutes 15 seconds East a distance of 32.71 feet to a point for corner;

North 36 degrees 46 minutes 00 seconds East a distance of 13.39 feet to a point for corner;

North 01 degrees 01 minutes 01 seconds East a distance of 48.99 feet to a point of corner;

North 53 degrees 09 minutes 26 seconds East a distance of 120.91 feet to a point for corner;

South 14 degrees 33 minutes 52 seconds West a distance of 48.59 feet to a point for corner;

South 51 degrees 46 minutes 42 seconds East a distance of 10.48 feet to a point for corner;

South 49 degrees 36 Minutes 47 seconds East a distance of 37.27 feet to a point for corner;

South 49 degrees 02 minutes 47 seconds East a distance of 46.25 feet to a point for corner;

South 65 degrees 33 minutes 28 seconds East a distance of 81.88 feet to a point for corner;

South 69 degrees 38 minutes 25 seconds East a distance of 61.47 feet to a point for corner;

North 60 degrees 43 minutes 45 seconds East a distance of 48.91 feet to a point for corner;

South 80 degrees 45 minutes 51 seconds East a distance of 118.00 feet to a point for corner;

South 76 degrees 41 minutes 59 seconds East a distance of 122.89 feet to a 5/8" iron rod set in the westerly line of Ensign Road;

THENCE South 12 degrees 43 minutes 53 seconds West, along the westerly line of Ensign Road a distance of 315.00 feet to the POINT OF BEGINNING and containing 131.533 acres, more or less.

PRELIMINARY PLAT

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1 PUBLIC PARK
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DATE: 8/20/2026 CASE NO.: SUB-____-20__ *SHEET 5 OF 5*

Y:\PROJECTS\07384 – Ennis 131 AC W of Ensign S of US 287\dwg\Plats\07384 Preliminary Plat.dwg

MATCHLINE
(SEE SHEET 5 OF 5)

MATCHLINE
(SEE SHEET 2 OF 5)

DAVID ROSE SURVEY
A-905

C.A. 1
630,518 SF
14.475 AC.

CALLED 19.48 AC.
JOSE OSCAR DEL CASTILLO CASTRO
& WIFE CAROLINA ARGUELLO
INSTR. NO. 2028416
D.R.E.C.T.
AGRICULTURAL – ZONING

ZONED: A

60' R.O.W for Collector Street

FEMA ZONE A
PANEL: 48139C0390F
DATE: 6/3/2013

KENMORE DRIVE
N 59°12'33" E 905.30'
287.27'
50' R.O.W.

BELGRAVE DRIVE
50' R.O.W.

HOLUBAR DRIVE
50' R.O.W.

WOMACK DRIVE
50' R.O.W.

CRESSWELL DRIVE
50' R.O.W.

ENSIGN ROAD

Ensign Rd.
R.O.W.
Dimension

S 30°02'40" E 1199.41'

N 47°14'21" W 441.23'

N 47°14'21" W 431.51'

S 14°12'55" W 276.70'

S 64°24'08" W 1334.50'
1027.73'

S 64°24'08" W 531.28'
419.23'

S 64°24'08" W 1635.86'

N 53°09'26" E
120.91'

S 80°45'51" E
118.00'

S 76°41'59" E
122.89'
122.89'

S 12°43'53" W 315.00'

S 15°16'07" E 485.36'

1/2"IRF

CIRS

POINT OF
BEGINNING

PRAIRIE VIEW
PHASE 2A
CAB. O, SL. 266
P.R.E.C.T.

ZONED: R-5

PRAIRIE VIEW
PHASE 1A
CAB. O, SL. 161
P.R.E.C.T.

ZONED: R-5

VOLUNTEER DR

C.A. 2
63,050 SF
1.447 AC.

C.A. 3
3,258 SF
0.075 AC.

100' GAS ESMT

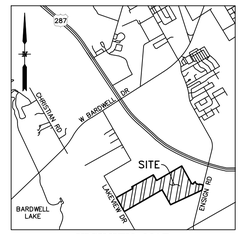
LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 30°30'59" W	93.13'
L2	N 30°36'19" W	110.21'
L3	S 75°04'47" E	83.94'
L4	N 79°07'15" E	32.71'
L5	N 36°46'00" E	13.39'
L6	N 01°01'01" W	48.99'
L7	S 14°33'52" W	48.59'
L8	S 51°46'42" E	10.48'
L9	S 49°36'47" E	37.27'
L10	S 49°02'47" E	46.25'
L11	S 65°33'28" E	81.88'
L12	S 69°38'25" E	61.47'
L13	N 60°43'45" E	48.91'
L14	N 14°45'02" E	21.21'
L15	N 75°14'58" W	21.21'
L16	S 30°14'58" E	25.00'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L17	S 89°47'35" E	25.00'
L18	S 45°26'37" E	20.98'
L19	S 89°47'35" E	25.00'
L20	S 30°47'27" E	45.00'
L21	S 60°17'31" E	13.79'
L22	S 60°17'31" E	17.23'
L23	S 30°47'27" E	45.00'
L24	S 75°50'31" E	21.19'
L25	S 14°09'29" W	21.23'
L26	S 75°50'31" E	21.19'
L27	S 14°09'29" W	21.23'
L28	N 16°55'53" E	20.35'
L29	S 25°35'52" E	25.00'
L30	S 05°58'56" W	18.73'
L31	N 50°41'28" W	16.56'
L32	N 36°00'34" E	28.83'

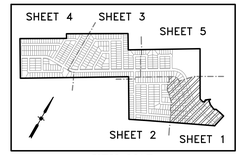
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	30°27'23"	250.00'	68.06'	132.89'	S 74°58'44" W	131.33'
C2	30°59'52"	250.00'	69.33'	135.25'	N 74°42'29" E	133.61'
C3	73°33'06"	300.00'	224.23'	385.12'	N 84°00'54" W	359.21'
C4	30°01'46"	800.00'	214.58'	419.29'	S 62°15'14" E	414.51'
C5	30°27'23"	156.45'	42.59'	83.16'	S 15°01'16" E	82.19'
C6	30°23'45"	150.00'	40.75'	79.58'	N 14°59'27" W	78.65'
C7	30°27'23"	150.00'	40.83'	79.73'	S 74°58'44" W	78.80'
C8	30°23'45"	150.00'	40.75'	79.58'	S 75°00'32" W	78.65'
C9	30°59'53"	150.00'	41.60'	81.15'	S 15°17'31" E	80.17'
C10	30°59'53"	150.00'	41.60'	81.15'	S 15°17'31" E	80.17'
C11	14°09'22"	150.00'	18.62'	37.06'	S 23°34'14" E	36.97'
C12	14°02'50"	150.00'	18.48'	36.78'	N 23°30'58" W	36.68'
C13	10°15'24"	150.00'	13.46'	26.85'	S 25°24'41" E	26.82'
C14	10°30'28"	150.00'	13.79'	27.51'	N 25°32'13" W	27.47'
C15	21°38'29"	150.00'	28.67'	56.66'	N 36°25'07" W	56.32'
C16	50°11'13"	150.00'	70.24'	131.39'	N 39°18'32" E	127.23'
C17	21°47'38"	150.00'	28.88'	57.06'	S 25°06'44" W	56.71'

60 30 0 60 120
SCALE IN FEET
1" = 60'

LEGEND	
CIRS	5/8" IRON ROD SET WITH CAP STAMPED "PETITT-ECD 6134"
CIRF	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T	PLAT RECORDS, ELLIS COUNTY, TEXAS
C.A.	COMMON AREA
CAB.	CABINET
ESMT.	EASEMENT
INST. NO.	INSTRUMENT NUMBER
PG.	PAGE
U.E.	UTILITY EASEMENT
VOL.	VOLUME
△	POINT IN CREEK



VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

PRELIMINARY PLAT

SUMMER CREEK ESTATES

BEING
131.533 ACRES
523 RESIDENTIAL LOTS
16 COMMON AREA TRACTS
~~*1 PUBLIC PARK*~~
ZONED: PD
SITUATED IN THE
D. ROSE, ABSTRACT NO. 905
& O. SHANNON, ABSTRACT NO. 989
CITY OF ENNIS, ELLIS COUNTY, TEXAS

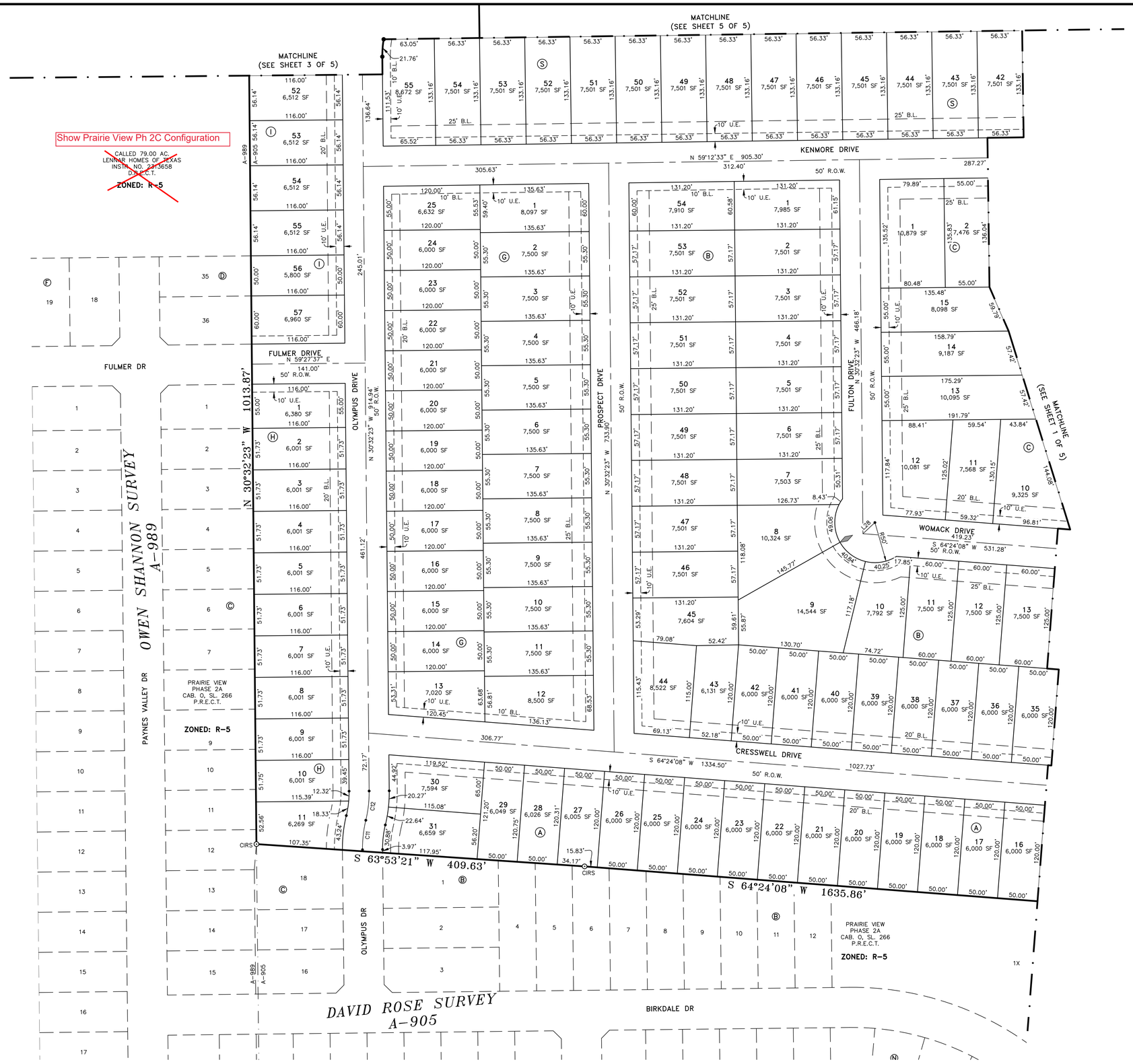
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. STE. 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

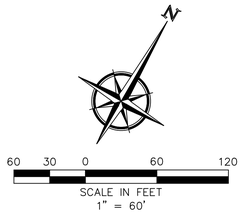
OWNER/DEVELOPER
SUMMER CREEK-EC, LLC
6031 W. I-20
SUIT 226
ARLINGTON, TX 76017
817-447-0616

DATE: 8/20/2026 CASE NO.: SUB-____-20__ *SHEET 1 OF 5*

Y:\PROJECTS\07384 – Ennis 131 AC W of Ensign S of US 287\dwg\Plats\07384 Preliminary Plat.dwg

Staff Comments August 31, 2026





LEGEND	
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CIRF	IRON ROD FOUND WITH CAP
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IPF	IRON PIPE FOUND
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
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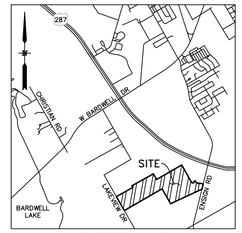

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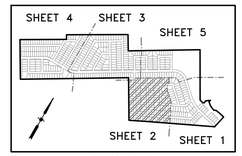

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SUMMER CREEK ESTATES

BEING

131.533 ACRES

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16 COMMON AREA TRACTS

~~1 PUBLIC PARK~~

ZONED: PD

SITUATED IN THE

D. ROSE, ABSTRACT NO. 905
& O. SHANNON, ABSTRACT NO. 989
CITY OF ENNIS, ELLIS COUNTY, TEXAS

PETITT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792

1600 N COLLINS BLVD.
STE. 3300
RICHARDSON, TX 75080

201 WINDCO CIR.
SUITE 100
WYLIE, TX 75098
(972) 941-8400

OWNER/DEVELOPER
SUMMER CREEK-EC, LLC
6031 W. I-20
SUIT 226
ARLINGTON, TX 76017
817-447-0616

DATE: 8/20/2026 CASE NO.: SUB-___-20__ *SHEET 2 OF 5*

Y:\PROJECTS\07384 - Ennis 131 AC W of Ensign S of US 287\dwg\Plats\07384 Preliminary Plat.dwg

Staff Comments August 31, 2026

Notes:

1. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 – North Central Zone No. 4202 – NAD83. All distances are surface distances with a surface to grid scale factor of 0.999927556.
2. Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Zone A (No Base Flood Elevation Determined) according to Federal Emergency Management Area Flood Insurance Rate Maps for Ellis County, Texas and incorporated areas ~ Map Number 48139C0370F, Effective Date 6/03/2013. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.
3. All perimeter property corners are 5/8–inch iron rods with cap marked "PETITT–ECD 6134", unless otherwise noted.
5. Subdivision property corners are 5/8–inch iron rods with caps marked "PETITT–ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8–inch iron rods with cap marked "PETITT– ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. when a retaining wall or screening fence has been placed at the rear lot corner, a 5/8–inch iron rod may be set five feet (5') from the rear lot corner along the side lot line.
6. This Plat does not regulate setbacks and building lines. They are shown for informational purposes only.
7. Unless otherwise noted all common area lots will be owned and maintained by the Homeowners Association.
8. ~~Common Area 1 is a Public Park that will be owned and maintained by the City of Ennis.~~
9. Driveways are not permitted to Lakeview Drive from any residential lot.

Ownership and maintenance of Common Area lot by the City of Ennis is in direct conflict with the Planned Development zoning ordinance (Ordinance No. 24-1203-G1)

PHASE 3 132 LOTS
PHASE 2 185 LOTS

N 59°48'41" E 1466.09'

1/2"CIRF (3B)

CALLED 113.63 AC.
CHARLES BRANDON HOLUBAR,
GARRET B. HOLUBAR
& BLAINE T. HOLUBAR
INSTR. NO. 2405327
D.R.E.C.T.

ZONED: A

NORMANDY DRIVE
S 59°12'33" W 651.93'
50' R.O.W.

S 30°42'44" E 387.32'

N 59°06'25" E 1709.86'

HEXHAM DRIVE
N 59°06'25" E 290.00'
50' R.O.W.

DIVISION DRIVE
50' R.O.W.

GRAFTON DRIVE
50' R.O.W.

S 30°47'27" E 878.92'

PATTON DRIVE
S 59°12'33" W 187.01'
50' R.O.W.

HARTFORD DRIVE
S 00°12'25" W 709.00'
50' R.O.W.

SAFFRON DRIVE
S 00°12'25" W 370.69'
50' R.O.W.

OLYMPUS DRIVE
50' R.O.W.

S 30°47'27" W 476.02'

HOLUBAR DRIVE
50' R.O.W.

N 59°12'33" E 2336.43'

S 59°12'33" W 2576.54'

CALLED 79.00 AC.
LENNAR HOMES OF TEXAS
INSTR. NO. 2313658
D.R.E.C.T.
ZONED: R-5

Show Prairie View Ph 2C Configuration

PHASE 2 185 LOTS
PHASE 1 210 LOTS

MATCHLINE
(SEE SHEET 2 OF 5)

MATCHLINE
(SEE SHEET 4 OF 5)

MATCHLINE
(SEE SHEET 5 OF 5)

C.A. 11
50,280 SF
1.154 AC.

50' CITY OF ENNIS WATERLINE EASEMENT

C.A. 10
4,412 SF
0.101 AC.
LANDSCAPE BUFFER

C.A. 9
5,240 SF
0.120 AC.
LANDSCAPE BUFFER

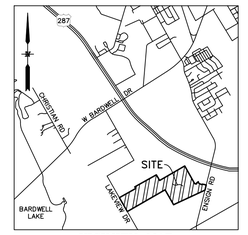
C.A. 8
3,675 SF
0.084 AC.
LANDSCAPE BUFFER

C.A. 7
3,529 SF
0.081 AC.
LANDSCAPE BUFFER

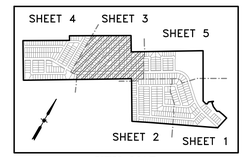
C.A. 6
3,600 SF
0.083 AC.
LANDSCAPE BUFFER

Dimension

LEGEND	
CIRS	5/8" IRON ROD SET WITH CAP STAMPED "PETITT–ECD 6134"
CIRF	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
P.R.E.C.T	PLAT RECORDS, ELLIS COUNTY, TEXAS
C.A.	COMMON AREA
CAB.	CABINET
ESMT.	EASEMENT
INST. NO.	INSTRUMENT NUMBER
PG.	PAGE
U.E.	UTILITY EASEMENT
VOL.	VOLUME
△	POINT IN CREEK



VICINITY MAP
N.T.S.



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N.T.S.

PRELIMINARY PLAT

SUMMER CREEK ESTATES

BEING
131.533 ACRES
523 RESIDENTIAL LOTS
16 COMMON AREA TRACTS
~~1 PUBLIC PARK~~
ZONED: PD
SITUATED IN THE
D. ROSE, ABSTRACT NO. 905
& O. SHANNON, ABSTRACT NO. 989
CITY OF ENNIS, ELLIS COUNTY, TEXAS

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

OWNER/DEVELOPER
SUMMER CREEK–EC, LLC
6031 W. I–20
SUIT 226
ARLINGTON, TX 76017
817–447–0616

DATE: 8/20/2026 CASE NO.: SUB-____-20__ *SHEET 3 OF 5*

Y:\PROJECTS\07384 – Ennis 131 AC W of Enalgn S of US 287\dwg\Plats\07384 Preliminary Plat.dwg

Staff Comments August 31, 2026

LOTS 1 AND 2, BLOCK 1
JEFFREY ADDITION
CAB. L, SL. 289
P.R.E.C.T.
ZONED: A

LOT 2

LOT 1

A-667
A-983

A-983
A-989

A-667
A-989

OWEN SHANNON SURVEY
A-989

CALLED 113.63 AC.
CHARLES BRANDON HOLUBAR,
GARRET B. HOLUBAR
& BLAINE T. HOLUBAR
INSTR. NO. 2405327
D.R.E.C.T.
ZONED: A

N 59°48'41" E 1466.09'

CALLED 5.19 AC.
DENNIS LITTLE
INSTR. NO. 0416473
D.R.E.C.T.
AGRICULTURAL – ZONING
ZONED: A

CIRS

1/2"IPF

1/2" IRF

N 59°45'02" E 1107.67'

L1

L2

1/2"CIRF (3B)

CENTENARY DRIVE

N 59°45'02" E 887.17'

50' R.O.W.

Provide Street Name

20" B.L.??

Lakeview Dr. R.O.W. Dimension

PHASE 3
132 LOTS
PHASE 2
185 LOTS

CALLED 21.577 AC.
JACE E. & FELICIA LAYTON
VOL. 2041, PG. 380
D.R.E.C.T.

LAKEVIEW DRIVE

50' R.O.W. DEDICATION

MILBAND DRIVE

AVONDALE DRIVE

MATCHLINE
(SEE SHEET 3 OF 5)

HOLUBAR DRIVE

C.A. 15
2,024 SF
0.046 AC.
LANDSCAPE BUFFER

C.A. 14
4,080 SF
0.094 AC.
LANDSCAPE BUFFER

N 59°45'02" E 583.00'

322.00'

200.19'

50' R.O.W.

N 30°33'12" W 849.99'

CALLED 21.577 AC.
RYAN B. PATAK
INSTR. NO. 1812627
D.R.E.C.T.
AGRICULTURAL – ZONING
ZONED: A

AUBREY DRIVE
N 30°14'58" W 350.00'

ARCH DRIVE
N 30°14'58" W 350.00'

50' R.O.W.

C.A. 13
18,647 SF
0.428 AC.

OAKWOOD DRIVE
N 59°45'02" E 787.97'
50' R.O.W.

322.00'

465.97'

60' R.O.W for Collector Street

C.A. 12
---- SF
--- A.C.

50' CITY OF ENNIS WATERLINE EASEMENT

179.69'

C.A. 16
21,435 SF
0.492 AC.
DETENTION AREA

RR SPIKE

CIRS

1"IPF

S 59°12'33" W 2576.54'

Lot 6 missing from numbering sequence in Block I

CALLED 10.789 AC.
KRISTINA JONES
INSTR. NO. 2227326
D.R.E.C.T.

CALLED 57.882 AC.
SNOW PEACH LEGACY FAMILY HOLDING
INSTR. NO. 2102514
D.R.E.C.T.
ZONED: R-5

A-667
A-989

60 30 0 60 120
SCALE IN FEET
1" = 60'

LEGEND	
CIRS	5/8" IRON ROD SET WITH CAP STAMPED "PETITT–ECD 6134"
CIRF	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
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P.R.E.C.T	PLAT RECORDS, ELLIS COUNTY, TEXAS
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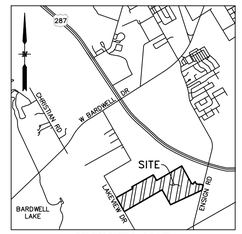
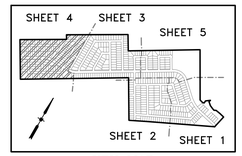
CAB.	CABINET
ESMT.	EASEMENT
INST. NO.	INSTRUMENT NUMBER
PG.	PAGE
U.E.	UTILITY EASEMENT
VOL.	VOLUME
△	POINT IN CREEK



VICINITY MAP
N.T.S.



KEY MAP
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~~*1 PUBLIC PARK*~~
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SITUATED IN THE
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& O. SHANNON, ABSTRACT NO. 989
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OWNER/DEVELOPER
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SUIT 226
ARLINGTON, TX 76017
817–447–0616

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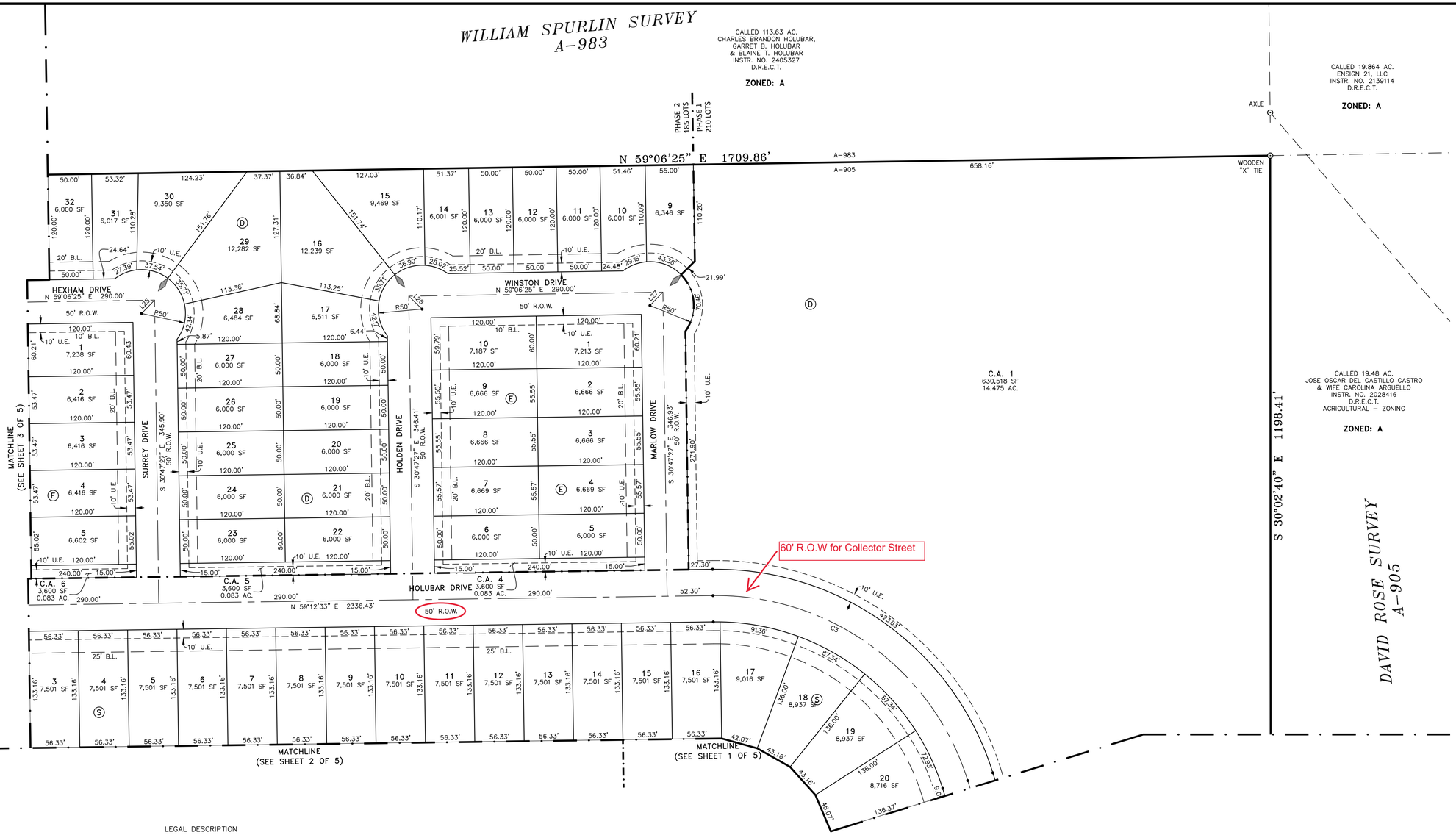
Y:\PROJECTS\07384 – Ennis 131 AC W of Ensign S of US 287\Dwg\Plats\07384 Preliminary Plat.dwg

Staff Comments August 31, 2026



LEGAL DESCRIPTION

BEING a tract of land situated in the David Rose Survey, Abstract No. 905, and the Owen Shannon Survey, Abstract 989, Ellis County, Texas, and being all of the 72.9115–acre tract of land conveyed to Charles Brandon Holubar and Garrett B. Holubar Deed recorded in Instrument Number 2405325, Deed Records of Ellis County, Texas, and also being all of the 58.680–acre First Tract conveyed to Kathryn N. Holifield and Jeffrey C. Holubar, by deed recorded in Instrument Number 2107293, Deed Records of Ellis County. Texas;

BEGINNING at a point for corner at a 1/2–inch iron rod found in the westerly line of Ensign Road at the southeasterly corner of said 72.54–acre tract said point also being the easterly northeasterly corner of Bardwell Ranchettes, a subdivision in Ellis County as recorded in Cabinet B Slide 497 of the Map Records of Ellis County, Texas;

THENCE South 64 degrees 24 minutes 08 seconds West, along the southerly line of said 72.54–acre tract and a northerly line of said Bardwell Ranchettes a distance of 1635.86 feet to a 1/2–inch iron pipe found;

THENCE South 63 degrees 53 minutes 21 seconds West, along the southerly line of said 72.54–acre tract and a northerly line of said Bardwell Ranchettes a distance of 409.63 feet to point for corner;

THENCE North 30 degrees 32 minutes 23 seconds West, along the westerly line of said 72.54–acre tract, and an easterly line of said Bardwell Ranchettes a distance of 1013.87 feet to an angel point at a 1/2–inch iron rod found for corner at the southeast corner of said 58.680–acre tract;

THENCE South 59 degrees 12 minutes 33 seconds West, along the southerly line of said 58.680–acre tract, a distance of 2576.54 feet to a point for corner in the centerline of Lakeview Drive;

THENCE North 30 degrees 33 minutes 12 seconds West along the center line of said Lakeview Drive a distance of 849.99 feet to a nail found for corner;

THENCE North 30 degrees 30 minutes 59 seconds West, continuing along the center line of Lakeview Drive a distance of 93.13 feet to a nail found for corner;

THENCE North 59 degrees 45 minutes 02 seconds East, departing said centerline of Lakeview Drive, and along the north line of said 58.680–acre tract, a distance of 1107.67 feet to a point for corner at a 1/2–inch iron rod with cap stamped "3B" found for corner;

THENCE North 30 degrees 36 minutes 19 seconds West, continuing along the north line of said 58.680–acre tract, a distance of 110.21 feet to a 1/2–inch iron rod with cap stamped "3B" found for corner;

THENCE North 59 degrees 48 minutes 41 seconds, continuing along the north line of said 58.680–acre tract, a distance of 1466.09 feet to a 1/2–inch iron rod with cap stamped "3B" found at the northeast corner of said 58.860–acre tract;

THENCE South 30 degrees 42 minutes 44 seconds East along the west line of said 58.860–acre tract, a distance of 387.32 feet to an 1/2–inch iron rod found at the northwest corner of said 72.54–acre tract;

THENCE North 59 degrees 06 minutes 25 seconds East, along that north line of said 72.54–acre tract, a distance of 1709.86 feet to a 1/2–inch iron rod found for corner at the base of a corner post in the westerly line of that 19.86 acre tract of land conveyed to Charles Walter Evans by deed recorded in Volume 601, Page 93 of the Deed Records of Ellis County;

THENCE South 30 degrees 02 minutes 40 seconds East along the easterly line of said 72.54–acre tract, a distance of 1198.41 feet to a point for corner in the center line of Cummings Creek:

THENCE in a southeasterly direction along the meanders of Cummings Creek the following calls:

South 75 degrees 04 minutes 47 seconds East a distance of 83.94 feet to a point for corner;

North 79 degrees 07 minutes 15 seconds East a distance of 32.71 feet to a point for corner;

North 36 degrees 46 minutes 00 seconds East a distance of 13.39 feet to a point for corner;

North 01 degrees 01 minutes 01 seconds East a distance of 48.99 feet to a point of corner;

North 53 degrees 09 minutes 26 seconds East a distance of 120.91 feet to a point for corner;

South 14 degrees 33 minutes 52 seconds West a distance of 48.59 feet to a point for corner;

South 51 degrees 46 minutes 42 seconds East a distance of 10.48 feet to a point for corner;

South 49 degrees 36 Minutes 47 seconds East a distance of 37.27 feet to a point for corner;

South 49 degrees 02 minutes 47 seconds East a distance of 46.25 feet to a point for corner;

South 65 degrees 33 minutes 28 seconds East a distance of 81.88 feet to a point for corner;

South 69 degrees 38 minutes 25 seconds East a distance of 61.47 feet to a point for corner;

North 60 degrees 43 minutes 45 seconds East a distance of 48.91 feet to a point for corner;

South 80 degrees 45 minutes 51 seconds East a distance of 118.00 feet to a point for corner;

South 76 degrees 41 minutes 59 seconds East a distance of 122.89 feet to a 5/8" iron rod set in the westerly line of Ensign Road;

THENCE South 12 degrees 43 minutes 53 seconds West, along the westerly line of Ensign Road a distance of 315.00 feet to the POINT OF BEGINNING and containing 131.533 acres, more or less.

Additional Comments:

1. Provide square footage or acreage of different proposed land uses in table format (ref. pg. 6 Ennis Plat Submittal Guidelines)

2. Sheet size to be 18 x 24. Okay to keep at 24 x 36 for this preliminary plat, but will need to be adjusted for the final plats. The County Clerk only accepts 18 x 24 sheets for recording.

PRELIMINARY PLAT

SUMMER CREEK ESTATES

BEING

131.533 ACRES

523 RESIDENTIAL LOTS

16 COMMON AREA TRACTS

~~*1 PUBLIC PARK*~~

ZONED: PD

SITUATED IN THE

D. ROSE, ABSTRACT NO. 905
& O. SHANNON, ABSTRACT NO. 989
CITY OF ENNIS, ELLIS COUNTY, TEXAS

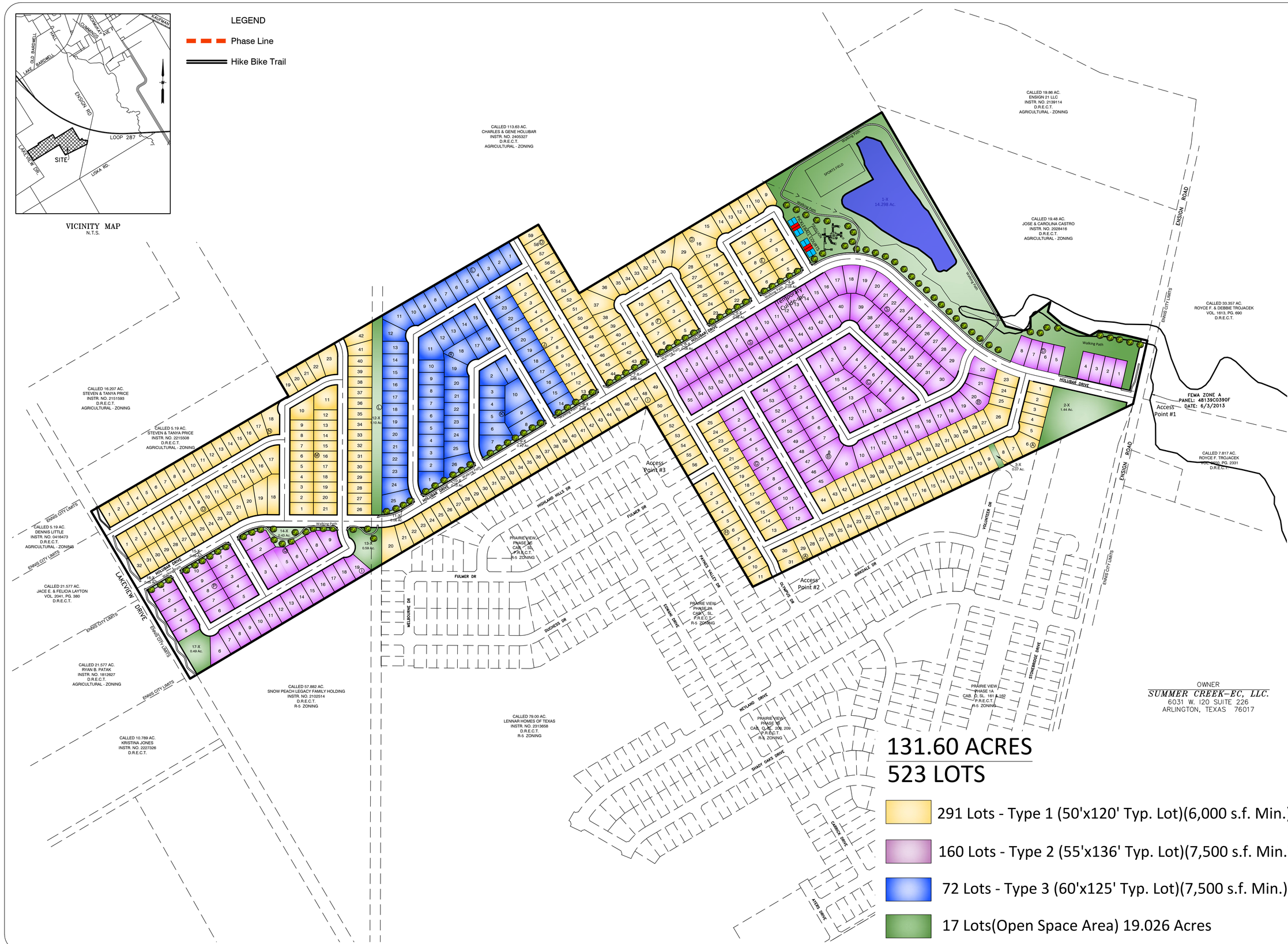
OWNER/DEVELOPER
SUMMER CREEK-EC, LLC
6031 W. I-20
SUIT 226
ARLINGTON, TX 76017
817-447-0616

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #0001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. STE. 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 8/20/2026 CASE NO.: SUB-____-20__ *SHEET 5 OF 5*

Y:\PROJECTS\07384 - Ennis 131 AC W of Ensign S of US 287\dwg\Plats\07384 Preliminary Plat.dwg

Staff Comments August 31, 2026



N

200 0 100 200

Scale: 1" = 200'

CONCEPT PLAN
SUMMER CREEK ESTATES
CITY OF ENNIS, TEXAS

Engineer:

PETITT - ECD
ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION
1600 N. COLLINS BLVD
SUITE 3300
RICHARDSON, TX 75080
201 WINDCO CIRCLE
SUITE 100
WYLIE, TX 75098
972.941.8400

AUGUST 20, 2026

SHEET NO. 1 OF 1

PROJECT #07384

Y:\PROJECTS\07384 – Ennis 131 AC W of Ensign S of US 287\dwg\Planning\07384 CP-G.dwg

ENNIS
TEXAS
The bluebonnet spirit of Texas

ORDINANCE NO. 24-1203-G1

AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF ENNIS TO AMEND THE ZONING CLASSIFICATION ON AN APPROXIMATE 131.60 TRACT OF LAND FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT (PD-ZAXA-24-6) DISTRICT (PD) FOR SINGLE FAMILY RESIDENTIAL USES, SITUATED IN THE DAVID ROSE SURVEY, ABSTRACT NO. 905 IN THE CITY OF ENNIS, ELLIS COUNTY, TEXAS, ELLIS CAD IDs 189954 AND 191069; PROVIDING FOR THE INCORPORATION OF FINDINGS; PROVIDING FOR AN AMENDMENT AND DEVELOPMENT STANDARDS AND CONCEPT PLAN; PROVIDING A ZONING MAP AMENDMENT; PROVIDING A SAVINGS/REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) PER DAY FOR EACH OFFENSE, AND EACH AND EVERY DAY ANY SUCH VIOLATION SHALL OCCUR OR CONTINUE SHALL BE A SEPARATE OFFENSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, Petitt-ECD ("Applicant"), acting as authorized representative for the landowners, C. Brandon Holubar, Garret B. Holubar, Jeffrey C. Holubar and Kathryn N. Holifield Veliz, has requested to change the zoning classification from Agricultural District (A) to Planned Development (PD-ZAXA-24-6) District for single family residential uses (PD) on an approximate 131.60 acre tract of land, situated in the David Rose Survey, Abstract No. 905, in the City of Ennis, Ellis County, Texas, Ellis CAD IDs 189954 and 191069, and more particularly described and depicted in Exhibit A, attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Development Standards and Concept Plan, as set forth in Exhibit B, attached hereto and incorporated herein, define the regulations for the development of the Property; and

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

change in zoning district classification on the Property and to amend the Official Zoning Map of the City (the "Zoning Map") to reflect the PD for single family residential uses zoning classification; and

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

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

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

SECTION 2. Amendment. The Unified Development Ordinance of the City of Ennis is hereby amended to change the zoning classification on the Property from Agricultural District (A) to Planned Development (PD-ZAXA-24-6) District for single family residential uses (PD), subject to the Development Standards and Concept Plan in Exhibit B. Additionally, the Property shall be developed and used in accordance with all applicable City, state and federal laws, as they exist or may be in the future amended, including but limited to building codes, fire codes and all accessibility standards as required by law.

SECTION 3. Zoning Map Amendment. The Official Zoning Map is hereby amended to reflect the change in zoning classification as set forth in this Ordinance.

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

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

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

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

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 3rd day of December, 2024.

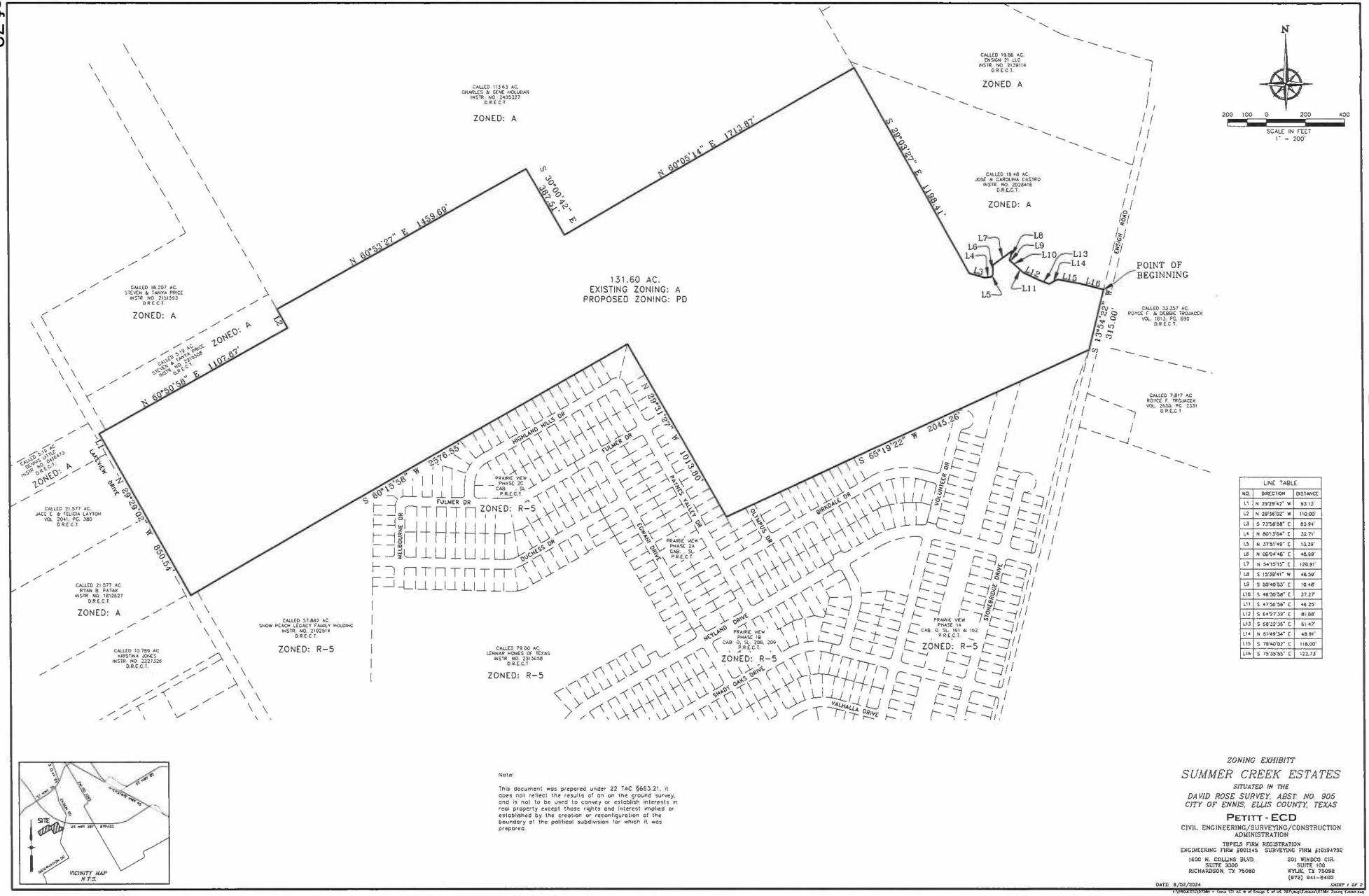
CITY OF ENNIS TEXAS

KAMERON RABURN, Mayor

ATTEST:

ANGIE WADE, City Secretary

EXHIBIT "A"
LEGAL DESCRIPTION



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 29°29'43" W	93.15'
L2	N 29°36'02" W	110.00'
L3	S 73°58'58" E	83.94'
L4	N 80°13'04" E	32.71'
L5	N 37°51'49" E	13.39'
L6	N 00°04'46" E	48.99'
L7	N 54°15'15" E	120.91'
L8	S 15°39'41" W	46.56'
L9	S 50°40'53" E	10.48'
L10	S 48°30'58" E	37.27'
L11	S 47°56'58" E	46.25'
L12	S 64°27'39" E	81.88'
L13	S 58°32'36" E	61.47'
L14	N 81°49'34" E	48.91'
L15	S 78°40'02" E	118.00'
L16	S 75°35'55" E	122.73'

Note:

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

ZONING EXHIBITT

SUMMER CREEK ESTATES

SITUATED IN THE
DAVID ROSE SURVEY, ABST. NO. 905
CITY OF ENNIS, ELLIS COUNTY, TEXAS

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #000149 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098 (972) 941-8400

DATE: 8/02/2024 SHEET 1 OF 2

T:\ENGR\2015\07584 - Enns 131 AC W of Ensign & of US 287\dwg\Exhibits\07584 Zoning Exhibit.dwg

LEGAL DESCRIPTION

BEING a tract of land situated in the David Rose Survey, Abstract No. 905, Ellis County, Texas, and being all of the 72.9115-acre tract of land conveyed to Charles Brandon Holubar and Garrett B. Holubar Deed recorded in Instrument Number2405325, Deed Records of Ellis County, Texas, and being part of the Owen Shannon Survey, Abstract 989, and also being all of the 58.680-acre First Tract conveyed to Kathryn N. Holifield and Jeffrey C. Holubar, by deed recorded in Instrument Number 2107293, Deed Records of Ellis County. Texas;

BEGINNING at a point for corner at a 1/2-inch iron rod found in the westerly line of Ensign Road at the southeasterly corner of said 72.54-acre tract said point also being the easterly northeasterly corner of Bardwell Ranchettes, a subdivision in Ellis County as recorded in Cabinet B Slide 497 of the Map Records of Ellis County, Texas;

THENCE South 65 Degrees 19 Minutes 22 Seconds West (South 64 Degrees 25 Minutes West, deed) along the southerly line of said 72.54-acre tract and a northerly line of said Bardwell Ranchettes a distance of 2045.27 feet (2037 feet, deed) to a point for corner at a 1/2-inch iron pipe found;

THENCE North 29 Degrees 31 Minutes 27 Seconds West (North 30 deg, 25 Minutes West, deed) along the westerly line of said 72.54-acre tract, and an easterly line of said Bardwell Ranchettes a distance of 1013.83 feet (1653.2 feet, deed) to an angel point at a I-inch iron pipe found;

THENCE North 60 Degrees 02 Minutes 29 Seconds East along the northerly line of said Shannon Survey a distance of 1466.09 feet to a point for corner at a corner post found;

THENCE South 30 Degrees 30 Minutes 14 Seconds East along the easterly line of said 120-acre First Tract a distance of 1026.40 feet to an iron pipe found;

THENCE South 59 Degrees 25 Minutes 44 Seconds West along the northerly line of said Bardwell Ranchettes a distance of 2576.54 feet to a point for corner;

THENCE South 59 Degrees 25 Minutes 44 Seconds West along the northerly line of said Bardwell Ranchettes a distance of 2576.54 feet to a point for corner;

THENCE North 30 Degrees 20 Minutes West along the center line of Lakeview Drive a distance of 849.98 feet to an angle point at a nail found;

THENCE North 60 Degrees 00 Minutes East a distance of 1107.67 feet to a point for corner at an iron rod set;

THENCE North 30 Degrees 27 Minutes West a distance of 110.00 feet to a point for corner at a corner post found in the northerly line of said Shannon Survey;

THENCE North 60 Degrees 02 Minutes 29 Seconds East along the northerly line of said Shannon Survey a distance of 1466.09 feet to a point for corner at a corner post found;

THENCE South 30 Degrees 30 Minutes 14 Seconds East along the easterly line of said 120-acre First Tract a distance of 387.51 feet to a point for corner;

THENCE North 60 Degrees 05 Minutes 14 Seconds East (North 59 Degrees 50 Minutes East, deed) along that northerly line of said 72.54 acre tract and the southerly line of that tract of land conveyed to Charles Robert Holubar and Ronald Gene Holubar by deed recorded in Volume 665, Page 663 of the Deed Records of Ellis County a distance of 1713.87 feet (1710 feet, deed) to a point for corner at a 1/2-inch iron rod set at the base of a corner post in the westerly line of that 19.86 acre tract of land conveyed to Charles Walter Evans by deed recorded in Volume 601, Page 93 of the Deed Records of Ellis County;

THENCE South 29 Degrees 03 Minutes 27 Seconds East along the easterly line of said 72.54-acre tract and the westerly line of said 19.86-acre tract and the westerly line of that tract of land conveyed to Ralph Sidney Evans, et ux, by deed recorded in Volume 1028, Page 746 of the Official Public Records of Ellis County, a distance of 1198.41 feet to a point for corner at a 1/2-inch iron rod set in the center line of Cummings Creek:

THENCE in a southeasterly direction along the meanders of Cummings Creek the following calls:

South 73 Degrees 58 Minutes 58 Seconds East a distance of 83.94 feet;

North 80 Degrees 13 Minutes 04 Seconds East a distance of 32.71 feet;

North 37 Degrees 51 Minutes 49 Seconds East a distance of 13.39 feet;

North 0 Degrees 04 Minutes 48 Seconds East a distance of 48.99 feet;

North 54 Degrees 15 Minutes 15 Seconds East a distance of 120.91 feet;

South 15 Degrees 39 Minutes 41 Seconds West a distance of 48.59 feet;

South 50 Degrees 40 Minutes 53 Seconds East a distance of 10.48 feet;

South 48 Degrees 30 Minutes 58 Seconds East a distance of 37.27 feet;

South 47 Degrees 56 Minutes 58 Seconds East a distance of 46.25 feet;

South 64 Degrees 27 Minutes 39 Seconds East a distance of 81.88 feet;

South 68 Degrees 32 Minutes 36 Seconds East a distance of 61.47 feet;

North 61 Degrees 49 Minutes 34 Seconds East a distance of 48.91 feet;

South 79 Degrees 40 Minutes 02 Seconds East a distance of 118.00 feet;

South 75 Degrees 35 Minutes 55 Seconds East a distance of 122.73 feet to a 1/2" iron rod set in the westerly line of Ensign Road;

THENCE South 13 Degrees 54 Minutes 22 Seconds West (South 13 Degrees West, deed) along the westerly line of Ensign Road a distance of 315.00 feet to the PLACE OF BEGINNING and containing 131.60 acres.

EXHIBIT "B"
DEVELOPMENT STANDARDS AND CONCEPT PLAN

COMMUNITY FRAMEWORK

Summer Creek Estates will be a ±131.60-acre master-planned community where an emphasis on being able to experience a small-town environment where you know your neighbors is balanced with the conveniences of a suburban lifestyle.

A variety of housing types and lot sizes will be provided to meet the needs of a first-time homeowner and those families looking for a move-up product. With the mix of homes styles and sizes being fully integrated throughout, a diverse community will be created for families and individuals alike.

In keeping with the vision for Summer Creek Estates, open spaces are given great importance and brought to the forefront as public spaces will include a covered pavilion with kid-friendly attractions, pickleball courts for low-impact cardiovascular activity, and Common areas interspersed throughout the neighborhood and complimented with internal walking paths, pedestrian bridges, and sidewalks. This design encourages personal interaction for families and residents in all stages of life.

GENERAL STANDARDS

1. The design and development of Summer Creek Estates shall take place in general accordance with the attached Concept Plan that is part of this Exhibit B.
2. Unless otherwise specified in this PD, development within Summer Creek Estates is governed by the Ennis Zoning Ordinance as currently enacted at the time of approval of this ordinance by the City Commission. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this planned development shall apply.
3. The design and construction of the public infrastructure and utilities shall be constructed in compliance with the current adopted City of Ennis Infrastructure Design Standards.
4. In the event of conflict between the written text and the illustrations provided in this planned development, the written text contained herein shall control.
5. The maximum number of single-family homes in Summer Creek Estates shall be 527.
6. A minimum of 14% of land (± 19.026 acres) located within Summer Creek Estates shall be used as Open Space/Common Area.
    A. The open space is public, but shall be maintained by a mandatory Homeowners Association.
    B. Within the Common Area identified as Lot 9-X on the Concept Plan that is part of this Exhibit B, a covered pavilion (approximately 40' x 25'), an accompanying area with 2 pickleball courts with

a basketball goal, walking path, pedestrian bridges, playground equipment, and an irrigated sports field (approximately 150' x 250') shall be provided as part of Phase 1 improvements

7. Homeowners Association (HOA):
   A. A mandatory homeowners association will be responsible for the maintenance of lots owned by the HOA, detention ponds, pavilion, play area equipment and pickleball courts, walking paths, entryway features, screening walls and fences, and landscaping at the entryway and on HOA lots.
   B. The HOA documents shall be filed in accordance with the City of Ennis policies. These documents shall be reviewed by the City Attorney prior to filing the final plat. The documents shall be filed with the final plat at Ellis County. The documents shall be submitted in a timely manner to allow for a minimum of 60 days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.
8. The proposed development will be in complete accordance with the provisions of the approved Planned Development District and all Development Plans recorded hereunder shall be binding upon the applicant thereof, their successors and assigns, and shall limit and control all building permits.

DEVELOPMENT STANDARDS – SINGLE FAMILY

1. Uses:
   A. Permitted uses in the Summer Creek Subdivision shall be limited to single family homes, amenities detailed in Exhibit B, and accessory structures as permitted in Section 5.3 of the Ennis Unified Development Ordinance with the exception of carports.
   B. No Specific Use Permit shall be applied for or issued on any lot in the Summer Creeks Estates Subdivision.
2. The minimum allowable lot mix shall be as follows:

LOT TYPE	LOTS	% of Residential Area
TYPE 1	291	55%
TYPE 2	164	31%
TYPE 3	72	14%
TOTAL	527	**100%**

3. Single-Family Detached Lot Development Standards:

Lot Type	TYPE 1	TYPE 2	TYPE 3
Minimum Lot Width	50'	55'	60'
Minimum Lot Area (SQ FT)	6,000	7,500	7,500
Minimum Lot Depth	100'	120'	120'
Minimum Front Yard Setback	20'	25'	25'
Minimum Rear Yard Setback	10'	10'	10'
Minimum Side Yard Setback Interior	5'	5'	5'
Side Yard of Corner Lots (feet)	10'	10'	10'
Side Yard of Corner Lots (feet) on Key Lots	20'	20'	20'
Minimum Gross Living Area (SQ FT)	1,250	1,400	1,500
Maximum Lot Coverage	45%	45%	45%
Maximum Height (to highest eave or parapet)	35'	35'	35'
Minimum Off-Street Parking Spaces	2	2	2

NOTES:

a. Location of Lot Type shall be in accordance with the Concept Plan.

b. Lot widths to be measured at front yard setback line.

c. Outdoor living areas shall have a minimum rear setback of 10'whether or not the area is covered by a roof which is integrated into the dwelling unit.

d. Key Lots are Corner Lots which are adjacent to the side yard of an adjoining lot.

e. At least 30% of the cumulative number of homes constructed on Type 2 and Type 3 lots will have a minimum Gross Living Area of 2,000 square feet or greater.

f. All builders are required to submit a quarterly report to the City of Ennis Planning Department, in form and substance acceptable to City Staff, detailing that all homes meet the Minimum Gross Living Area for all Lot Types in addition to the number of homes constructed on Type 2 and Type 3 Lots having a Gross Living Area of 2,000 square feet or greater.

4. Architectural standards: All structures constructed within the Summer Creek Estates community shall comply with the architectural standards as indicated below:

A. Streetscape Standards: Sidewalks shall be provided along all residential streets in the development and shall be constructed in compliance with the current adopted City of Ennis Infrastructure Design Standards.

B. Garages: Decorative garage doors shall be constructed of wood, metal, or a composite material made to have the appearance of wood. No carports are allowed.

C. Landscaping: All single-family lots shall meet the minimum landscaping requirements per Section 8.2 of the Ennis Unified Development Ordinance. In addition, a minimum of three (3) - 3" caliper shade trees or four (4) 1½" caliper ornamental trees shall be planted (selected from the Approved Planted Materials List). Planting beds fronting the street will have nine (9) or more shrubs including a minimum of one (1) 5-gallon shrub and eight (8) one-gallon shrubs. Areas not used for buildings, tree plantings, planting beds, driveways or patios on all lots must be fully sodded and shall be improved with an automatic irrigation system.

D. Fencing: All-wood privacy fences shall be six (6) feet in height with steel-capped metal posts in compliance with Section 7.3.4, Ennis Unified Development Ordinance.

E. Elevations/Exterior Finish Materials: Building elevations for all structures shall be 100% masonry (with the exception for accent materials as detailed herein), generally consistent with the concept Building Elevations as depicted in this Exhibit B. More specifically, the exterior finish material on all building elevations, except for openings for doors and windows, shall be limited to any combination of brick, stone, cementitious fiber board, and stucco. Wood and cementitious fiber board may only be used as an accent exterior finish material and shall not exceed 10 percent of the total building wall area for wood and 20% for cementitious fiber board, with each elevation being calculated independently. Configurations for stone, stucco, and wood shall be as provided below:

   1. All stone shall be detailed and laid to resemble structural stone walls (i.e., stone shall be chopped or saw cut).
   2. All stucco shall be cement plaster made of cement sand and lime and shall be applied to elevations using a three-step process with a smooth or sand-finish. Exterior insulated finishing systems (E.I.F.S.) or other synthetic stucco as defined by the International Building Code shall be prohibited on all elevations.
   3. All wood shall be painted or stained.

F. Further, all homes will be required to have a cast-stone, or cast- stone like product, monument address which will be mounted on the front façade of all main dwellings.

G. Roofs:
   1. All dwelling units shall have pitched roofs.
   2. All single-family residential units shall have a minimum roof pitch of 8:12 on primary pitches.
   3. All roofs shall be clad in three-dimensional architectural shingles.

H. Accessory buildings and structures: All accessory buildings and structures shall comply with the architectural and other design considerations in the Ennis Unified Development Ordinance in addition to the setback requirements identified herein.

COMMUNITY DESIGN STANDARDS

1. Community Buffers:
   A. Proposed Collector:
      1. A landscape buffer shall be provided adjacent to one (1) side of the Collector and include 3-inch caliper overstory trees every 50 feet. Berms and retaining walls may be constructed within the buffer.
      2. Additional plantings shall also be installed throughout the buffer. Planting material includes, but is not limited to shrubs, grasses, turf, mulched planter beds. Hardscape features may also be constructed in the buffer.
2. A minimum 6' wide, concrete walking path shall be provided within the right-of-way along one (1) side of the proposed Collector.
3. Irrigation: Landscape buffers shall be maintained with irrigation systems. Trees and shrubs shall be irrigated by drip irrigation lines. Other landscaping may be irrigated by spray irrigation.
4. Neighborhood Entry Features: Architectural features on masonry walls or masonry monuments shall be located at the primary entrance for Summer Creek Estates. The general design of which shall correspond with the concept image as depicted in this Exhibit B. Entry features and/or community signage may be lighted, within any applicable setback.

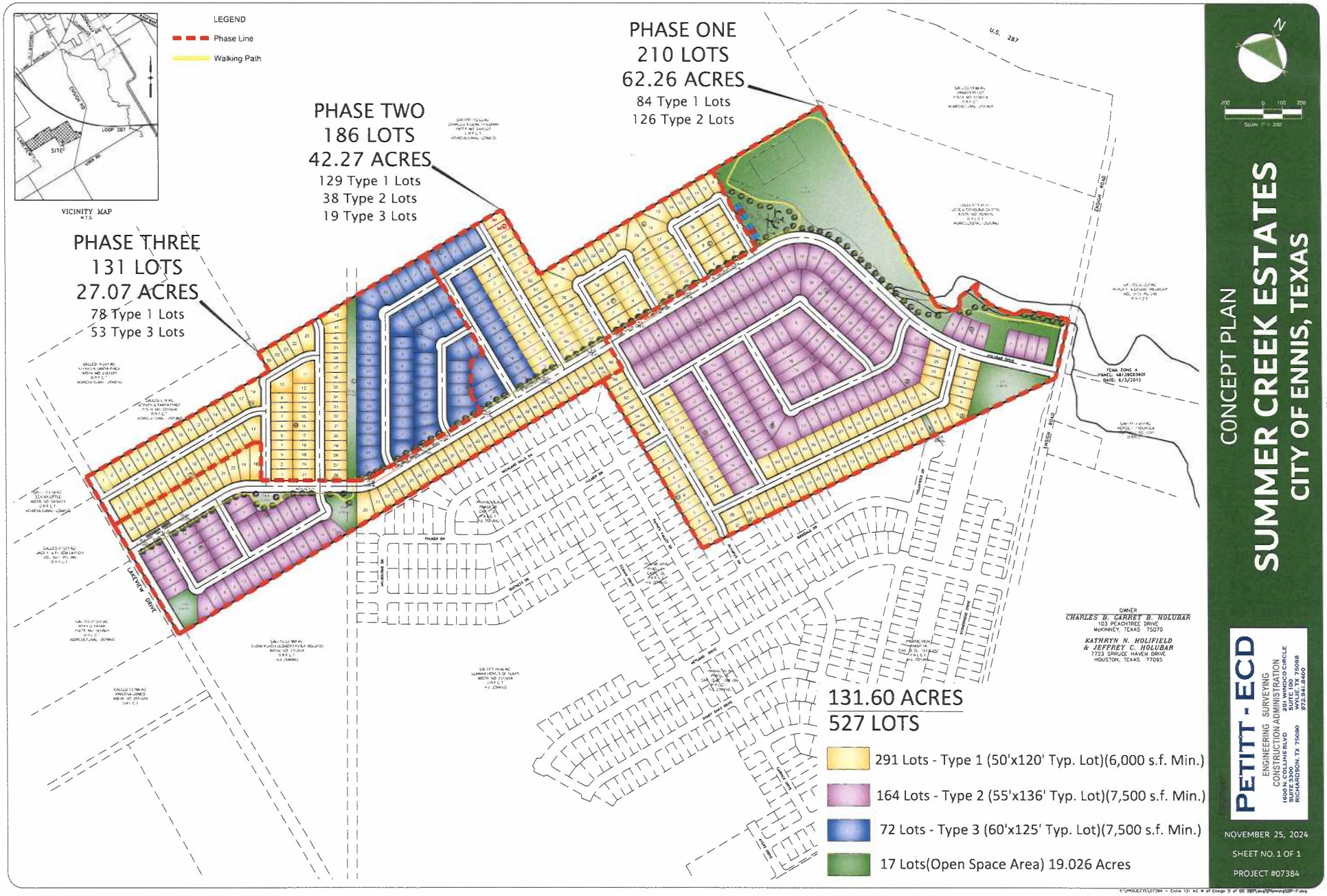
Where there is conflict or no reference in this Ordinance (the "Ordinance"), the City's current adopted codes and regulations shall govern.

Open Space Amenities

Building Elevations

Neighborhood Entry Feature

EXHIBIT B


LEGEND
Phase Line
Walking Path
VICINITY MAP
PHASE ONE
210 LOTS
62.26 ACRES
84 Type 1 Lots
126 Type 2 Lots
PHASE TWO
186 LOTS
42.27 ACRES
129 Type 1 Lots
38 Type 2 Lots
19 Type 3 Lots
PHASE THREE
131 LOTS
27.07 ACRES
78 Type 1 Lots
53 Type 3 Lots
131.60 ACRES
527 LOTS
291 Lots - Type 1 (50'x120' Typ. Lot)(6,000 s.f. Min.)
164 Lots - Type 2 (55'x136' Typ. Lot)(7,500 s.f. Min.)
72 Lots - Type 3 (60'x125' Typ. Lot)(7,500 s.f. Min.)
17 Lots(Open Space Area) 19.026 Acres
CONCEPT PLAN
SUMMER CREEK ESTATES
CITY OF ENNIS, TEXAS
PETITT - ECD
ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION
NOVEMBER 25, 2024
SHEET NO. 1 OF 1
PROJECT #07384

E.2.

PLANNING AND ZONING COMMISSION

AGENDA SUMMARY FORM

To:	Planning and Zoning Commission
Subject:	Conduct a public hearing to discuss and consider approving amendments to the Ennis Unified Development Ordinance to define and regulate Drone Delivery Hubs or Stations: Article V – Use Standards, Sec. 5.1.5 Table of Allowed Uses, Table 5.1-1: Allowed Uses to add “Drone Delivery Hub or Station (Small)” and “Drone Delivery Hub or Station (Large)”; Article V – Use Standards, Sec. 5.2 Additional Use Standards, Sec. 5.2.5 Industrial Uses, to add “(7) Drone Delivery Hubs or Stations”; Article V – Use Standards, Sec. 5.3 Accessory Uses and Structures, Sec. 5.3.4 Table of Accessory Uses and Structures to add “Drone Delivery Hub or Station (Small)”; Article VII – Site Design and Development Standards, Sec. 7.2 Off Street Parking, Sec. 7.2.3 Off Street Parking Standards, Table 7.2-3a: Off-Street Parking Schedule A to add “Drone Delivery Hub or Station (Small)” and “Drone Delivery Hub or Station (Large)”; Article XI - Definitions, Sec. 11.4.4 Industrial Uses, E. Transportation Related Uses to add “(7) Drone Delivery Hub or Station (Small)”, “(8) Drone Delivery Hub or Station (Large)”, “(9) Drone Staging Area”
Meeting:	PLANNING AND ZONING COMMISSION - 14 Sep 2026
Department:	Planning & Development
Staff Contact:	Erica Stubbs, Senior Planner

BACKGROUND INFORMATION:

The purpose of this request is to add new land use definitions and regulations for commercial drone delivery hubs or stations. The proposed amendments provide a basis for development as these emerging technologies continue to come online in the City of Ennis. The proposed amendments seek to regulate the land use and ground equipment associated with commercial drone delivery and in no way regulate the operation of drones.

Regulation of drones and other aircraft is largely preempted by the Federal Aviation Administration (FAA) or restricted by the State. The FAA has set rules for the operation of unmanned aircraft and is active alongside other government and corporate bodies in developing regulations, air traffic control systems, and safety technology for unmanned aircraft and advanced mobility aircraft. The State has limited involvement but passed legislation restricting the ability of municipalities to adopt or enforce ordinances regulating the operation of an unmanned aircraft in Texas Government Code Section 423.009. The proposed Unified Development Ordinance (UDO) amendments regulate only land use, which is within the city's regulatory power.

This report summarizes the proposed amendments to the UDO incorporating provisions for drone delivery hubs or stations.

Proposed Changes

Definitions

Three (3) new definitions are proposed: Drone Delivery Hub or Station (Small), Drone Delivery Hub or Station (Large) and Drone Staging Area. The land uses are functionally identical, except that Drone Hub or Station (Large) would be subject to more restrictive location standards Drone Delivery Hub or Station (Small). The distinction between the two is that Drone Delivery Hub or Station (Small) are limited to small unmanned aircraft systems (sUAS), which are under 55 pounds total take-off weight.

Article XI - Definitions, Sec. 11.4.4 Industrial Uses, E. Transportation Related Uses

“Drone Delivery Hub or Station (Small)

An area of land, structural surface, building, or structure with one or more designated drone staging areas for use by small, unmanned aircraft systems (sUAS) under 55 pounds total take-off weight or as defined in Section 44801 of Title 49, United States Code, as amended, whichever is the lesser, to distribute commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities.

“Drone Delivery Hub or Station (Large)”

An area of land, structural surface, building, or structure with one or more designated drone staging areas for use by unmanned aircraft, including but not limited to those defined under Commercial Drone Delivery Hub (Small), to distribute commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities.

“Drone Staging Area”

A designated area over which an unmanned aircraft completes the final phase of the approach, to a hover or a landing, and from which an unmanned aircraft initiates take-off. The drone staging area includes both the launch pads and any required safety areas and may include areas for the outdoor storage of goods, materials, containers, trailers, or other equipment.

Table of Allowed Uses

Article V – Use Standards, Sec. 5.1 Table of Allowed Uses, Table 5.1-1: Allowed Uses

- Add two (2) new Use Types of “Drone Delivery Hub or Station (Large)” and “Drone Delivery Hub or Station (Small)” under the Use Category of “Transportation Related Uses”
- Drone Delivery Hub or Station (Small) allowed by right in the following zoning districts: BP, CC, L-IM, H-IM
- Drone Delivery Hub or Station (Large) allowed by SUP only in the following zoning districts: L-IM, H-IM
- Add note to “Additional Standards” column. “Sec. 5.2.5 (7)” pointing to Additional Use Standards

Table of Accessory Uses and Structures

Article V – Use Standards, Sec. 5.3 Accessory Uses and Structures, Sec. 5.3.4 Table of Accessory Uses and Structures

- Drone Delivery Hub or Station (Small) allowed by right as an accessory use in the following zoning districts: BP, CC, L-IM, H-IM
- Add note to “Additional Standards” column. “Sec. 5.2.5 (7)” pointing to Additional Use Standards

Additional Use Standards

Proposed Additional Use Standards address noise sensitive areas, setbacks, height, lot coverage, screening requirements and expressly prohibit drone delivery hubs in special zoning districts.

Article V – Use Standards, Sec. 5.2 Additional Use Standards, Sec. 5.2.5 Industrial Uses, Add (7) Drone Delivery Hubs or Stations

- Drone delivery hubs are not permitted in the Downtown Core and Subdistricts or Kaufman Corridor Core and Transition districts.
- Platted Lots: All drone delivery hubs or stations shall be located on a platted lot.
- Drone delivery hubs shall not be located on roofs.
- The drone staging area for a commercial drone delivery hub (small) shall not be located within 300 feet of any property zoned for residential use or upon which a dwelling, group living facility, public park, or hospital is located.
- The drone staging area for a commercial drone delivery hub (large) shall not be located within 500 feet of any property zoned for residential use or upon which a dwelling, group living facility, public park, or hospital is located. The 500-foot buffer requirement may be reduced to 250 feet if City Commission finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety, or general welfare of the neighborhood.
- The measurement of the required buffer is to be made in a straight horizontal line from the edge of the drone staging area to the closest property line of a property zoned for residential use or containing a dwelling, group living facility use, public park, or hospital.
- Drone staging areas must be shown on an approved site plan and are subject to the site plan submittal and review procedures in Sections 3.3.5 and 3.3.6.
- Drone staging areas as part of an accessory drone delivery use shall be limited to 1,000 square feet or 10% of the lot area, whichever is greater.
- Location: Drone staging areas shall not be placed within any building setback, required landscape buffer, fire lane, easement, maneuvering aisle, required loading zone, required parking space, or any location that obstructs visibility or interferes with pedestrian or vehicle circulation.
- Height: Docking towers and all other appurtenances associated with the commercial drone delivery hub shall be subject to the maximum height requirements of the zoning district.
- Screening Requirements: Drone staging areas shall be screened by a wrought iron fence with masonry columns expressed at intervals no greater than fifty (50) feet on center and with evergreen hedge, or a masonry wall, each not less than six feet in height. The exterior of equipment buildings and/or metal equipment cabinets visible from residential areas or public rights-of-way must have a neutral finish or be painted to reflect the color and character of adjoining structures or blend with adjacent landscaping and other surroundings.
- Hours of Operation: Take-off and landing of commercial delivery drones shall be permitted from 8:00am to 10:00pm, 7 days a week.

<u>Off Street Parking</u>

The proposed parking rates are intended to allow the use to be easily added to existing properties or replaced with other uses without significant impacts to the parking needs. Parking is not required for drone hubs considered as accessory use, allowing for flexibility on small sites. Proposed changes to Table 7.2-3a: Off-Street Parking Schedule A are as follows:

- Add “Drone Delivery Hub or Station (Small)” under “Transportation Related Uses” use category. 1 per 300 square feet of the designated drone staging area for commercial drone delivery hubs with no buildings. None if use is considered accessory
- Add “Drone Delivery Hub or Station (Large)” under “Transportation Related Uses” use category. 1 per 300 square feet of the designated drone staging area for commercial drone delivery hubs with no buildings

RECOMMENDATION:

Staff recommends approval of the proposed amendments to the Unified Development Ordinance.

ATTACHMENTS:

UDO Proposed Changes_Drone Delivery Hubs

City of Ennis Unified Development Ordinance

Proposed Amendments

Drone Delivery Hubs or Stations

COMMUNITY HEALTH AND DEVELOPMENT DEPARTMENT
108 W. Knox St.• Ennis, Texas 75119 • (972) 875-6442

Table 5.1-1: Allowed Uses

■ = Permitted by Right ☐ = Permitted with a Specific Use Permit Blank Cell = Not Permitted * = Additional Standards Apply

Use Category	Use Type	Residential Districts											Commercial Districts			Industrial Districts		Public/Civic Districts		Special Districts					Additional Standards
																				RMU			KC		
		A	RE	R-10	R-7	R-5	NC	D	TH	MF-1	MF-2	MH	C	BP	CC	L-IM	H-IM	IC	PP	C	T	N	C	T	
	Asphalt or concrete batch plant																☐								
	Excavation related services																■								
	Wrecking and demolition establishment (including junk yards)																☐								
Transportation-related uses	Air transportation related uses	☐														☐		☐							
	Rail transportation related uses															■	■								
	Other local, regional, intercity transportation uses (public and commercial)													■	■			■							
	Taxi and limousine service														■	■									

Table 5.1-1: Allowed Uses

■ = Permitted by Right ☐ = Permitted with a Specific Use Permit Blank Cell = Not Permitted * = Additional Standards Apply

Use Category	Use Type	Residential Districts											Commercial Districts			Industrial Districts		Public/Civic Districts		Special Districts					Additional Standards
																				RMU			KC		
		A	RE	R-10	R-7	R-5	NC	D	TH	MF-1	MF-2	MH	C	BP	CC	L-IM	H-IM	IC	PP	C	T	N	C	T	
	Courier, messenger, and postal services														■	■									
	Truck and freight transportation services															■									
	Drone Delivery Hub or Station (Small)													■	■	■	■								Sec. 5.2.5 (7)
	Drone Delivery Hub or Station (Large)															☐	☐								Sec. 5.2.5 (7)
Utilities and Utility Services	Utility lines, towers or metering/pumping station	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
	Sewer, solid waste, recycling, and related services																■								
	Natural gas, petroleum, fuel related services															■	■								
	Electric utility services (includes generating plants and substations)															■	■								

as personal household services, restaurants, laboratories, and incidental retail sales, when these uses serve the clients or are incidental to the clients in the office building, and subject to the following standards:

(b) The aggregate area of all incidental uses in an office building shall not exceed 25% of the gross floor area of the building.

(18) Surface parking lot:

(a) Shall be screened when located adjacent to any residential uses or public right-of-way with a screen in accordance with **Article VI: Building and Urban Design Standards**.

(19) Structured parking:

(a) Shall meet the standards for parking garages in the Special District Design Standards in **Article VI: Building and Urban Design Standards**.

(20) Sexually-oriented businesses:

(a) Shall not be located within 1,000 feet of a church, a school, a boundary of a residential district, a public park or the property line of a lot devoted to residential use or designated for residential use in the city's Future Land Use Plan.

(21) Truck stop:

(a) Permitted only in the Heavy Industrial and Manufacturing District (H-IM) with a Specific Use Permit (SUP).

(b) Shall be subject to the following conditions: Shall not be located within 1000 feet of any residential and multi-family uses, public or private schools, nursing homes and hospitals, measured in straight line, without regard to intervening structures or objects, from the nearest boundary of the lot where the use is conducted to the nearest boundary of the zoning district issue.

(c) All permanent structures shall conform to the Corridor Commercial District standards and comply with all adopted city codes and ordinances.

(d) Truck stop uses shall conform to and meet the standards in **ARTICLE VII: SITE DESIGN AND DEVELOPMENT STANDARDS.**

(e) Off-street vehicle parking shall meet the standards in **ARTICLE VII: SITE DESIGN AND DEVELOPMENT STANDARDS**. For commercial truck parking, the applicant shall submit a Parking Analysis prepared by a traffic engineer to evaluate the parking needs of the proposed development and to ensure that the proposed parking supply meets anticipated demands. The Analysis shall address demand and capacity, safety and security, traffic flow, accessibility and accommodations and the installation of a Real Time Information System(s).

(f) Fire Safety and Protection shall meet the City's current Fire Code Standards and Public Works Infrastructure Standards.

(g) All applications for a truck stop shall be subject to the concept plan review procedure as outlined in Section 3.3.4, and in addition to the standards listed in Section 3.3.4, shall include all streets, driveways,

5.2.5 Industrial Uses

(1) Microbrewery, micro-distillery, winery:

(a) Maximum size shall be limited to 25,000 sq.ft.

(2) Any Manufacturing Use in the KC Special District shall meet the following standards:

(a) Shall be no more than 10,000 sq.ft.

(b) All outside storage shall only be located in the rear yard and screened from all adjoining properties and public streets by an eight-foot high solid screening device that complies with the following requirements:

i. All screening devices shall form an opaque, solid barrier, without gaps or openings, except as provided in (iii) below.

ii. All screening devices shall be constructed of 100% brick, stone, or architecturally- finished reinforced concrete.

iii. Only openings in screening devices that are necessary for reasonable access to the storage yard shall be permitted, but shall be equipped with a solid gate or door constructed and maintained in accordance with the requirements for screening devices set forth in this section. All openings shall be closed and securely locked at all times, except for needed access.

iv. Any painting, staining, coating, covering or other coloring of any screening device shall be of a uniform color.

v. All screening devices shall be maintained, repaired and/or replaced to ensure compliance with the requirements in this section at all times.

(c) Outside storage shall not be stacked, accumulated, kept, or otherwise placed above the solid screening device described in this subsection.

(d) A row of evergreen screening trees shall be planted in front of and within 10 feet of the required screening device. These trees shall be spaced a maximum of ten to 15 feet on center. They shall be placed no closer than five feet to the street side of the required screening device. The trees shall be six to eight feet in height at the time of planting and be a species capable of reaching a height of fifteen feet within five years of planting. All screening trees shall be equipped with an automatic irrigation system.

(3) Outside Storage: Any outside storage associated with an Industrial Use:

(a) All outside storage shall be setback a minimum of 25 feet from any public right-of-way and shall be located within the rear yard and screened from view of public streets by an eight-foot high solid screening device that complies with the following requirements:

i. All screening devices shall form an opaque, solid barrier, without gaps or openings, except as provided in (iii) below.

ii. All screening devices shall be constructed of 100 percent brick, stone, or architecturally- finished reinforced concrete.

iii. Only openings in screening devices that are necessary for reasonable access to the storage yard shall be permitted, but shall be equipped with a solid gate or door constructed and maintained in accordance with the requirements for screening devices set forth in this section. All openings shall be closed and securely locked at all times, except for needed access.

iv. Any painting, staining, coating, covering or other coloring of any screening device shall be of a uniform color.

(b) All screening devices shall be maintained, repaired and/or replaced to ensure compliance with the requirements in this section at all times.

(4) Telecommunications Facilities, All:

(a) The purpose of this section is to establish standards regulating the location of

telecommunication facilities, towers and antennas with the objective of minimizing their number, to protect and promote public safety, and to mitigate any adverse visual impacts on the community while promoting the provision of telecommunications service to the public.

(b) All telecommunications facilities, towers, and antennas shall be erected and operated in compliance with current Federal Communication Commission (FCC) and Federal Aviation Administration (FAA) rules and regulations and other applicable federal, state, and city standards.

(c) Platted Lots: Telecommunications facilities, including towers and related equipment buildings, but exempting co-located facilities (multiple towers owned by different operators), shall be located on a platted lot.

(d) Technical Assistance: When a permit is required to comply with the provisions of this section, and when the technical information provided by the applicant is beyond the technical capacity of city staff to review, the applicant, in addition to the usual application fee, shall reimburse the city for the actual cost to the city for the services of a technical expert to review the application and/or information supplement. Such reimbursement shall be paid prior to issuance of a construction permit.

(e) Pre-application Meetings: Prior to leasing or purchasing facilities, the telecommunications service provider is encouraged to meet with the Administrator or his/her designee to determine if the location will require a Specific Use Permit or other approvals, and to review the merits of potential locations.

(f) Exemptions: Dish antennae less than two meters in diameter, antennae used exclusively for SCADA (System Control And Data Acquisition) communications in a utility substation or facility, antennae used exclusively as part of a federally licensed amateur radio station, antennae for Citizen's Band (CB) radios, and antennae less than one foot in greatest dimension are exempt from this section.

(g) Abandoned Antennae or Towers: Any antenna or tower that is not operated for a continuous period of 12 months shall be considered abandoned, and the owner of such antenna or tower shall remove the same within 180 days of receipt of notice from the Administrator notifying the owner of such abandonment. Failure to remove an abandoned antenna or tower within said 180 days shall be grounds for the city to remove the tower or antenna at the owner's expense.

(5) Telecommunications Facilities, Building Mounted:

(a) Ground and building mounted dish antennae shall not be permitted in any front setback area or side or rear yard if adjacent to any roadway.

(b) Ground-mounted dish antennae in excess of five feet in height shall be screened from roadways and adjacent property by a minimum six-foot high screening masonry wall or evergreen hedge.

(c) Building/roof-mounted antennae one meter or less in diameter are permitted in all zoning districts.

(d) Building/roof-mounted antennae in excess of one meter in diameter in residential zoning districts shall be painted to have an appearance that blends with the building on which they are located or be located so that they are not visible from any adjacent roadway.

(e) Building/roof-mounted dish antennae in excess of two meters in diameter may

be permitted on buildings in excess of 10,000 square feet of building floor area in the non- residential districts.

(f) Building/roof-mounted dish antennae in excess of two meters in diameter in non-residential districts shall be painted or screened with enclosures so as to have an appearance that blends with the building on which they are located or be located so that they are not visible from any adjacent roadway.

(g) Prior to the installation of any building/roof mounted telecommunications antenna, antenna array or support structure the Administrator may require an engineer's certification that the structure will support and not be adversely affected by the proposed antenna and associated equipment.

(6) Telecommunications Towers:

(a) Structural Standards: Guyed telecommunications towers shall be designed and located such that if the structure should fall it will avoid habitable structures and public streets.

(b) Co-location:

i. Towers shall be designed and built to accommodate a minimum of two wireless providers, if over 75 feet in height. The owner of the tower must certify in writing to the city that the tower is available for use by other telecommunications service providers on a reasonable and nondiscriminatory basis.

ii. Applicants seeking to erect a tower greater than 75 feet in height within 3,000 feet of any tower greater than 75 feet in height, shall provide evidence that reasonable efforts were made to lease space on an existing or planned tower or that no existing tower will satisfy the applicant's technological needs.

(c) Tower Height:

i. The height of a tower, whether freestanding or building- mounted, shall be measured from the base of the tower to the highest point of the tower, including any installed antennae and appurtenances.

ii. The maximum height for towers is 75 feet plus 25 feet for each co-located installation, or as approved by Specific Use Permit in accordance with *Table 5.1-5*.

(d) Security Fencing and Building Materials:

i. Security fencing, if installed, shall be by a wrought iron with masonry columns expressed at intervals no greater than fifty (50) feet on center and with evergreen hedge, or a masonry wall, each not less than six feet in height. The exterior of equipment buildings and/or metal equipment cabinets visible from residential areas or public rights-of-way must have a neutral finish or be painted to reflect the color and character of adjoining structures or blend with adjacent landscaping and other surroundings.

(e) Location:

i. All telecommunication towers, as well as guys and guy anchors, shall be located within the buildable area of the lot and not within the front, rear, or side setbacks. New telecommunication towers in excess of 200 feet in height shall be set back a minimum of 1,300 feet from the right-of-way of all controlled access federal and state roadways designated as freeways to provide unobstructed flight paths for helicopters.

ii. All telecommunications towers, including stealth towers, equal to or over 75 feet in height, are not allowed in any residential zoning district and must be a

minimum of a three-to-one distance to height ratio from a single-family residential district and one-to-one distance to height ratio from a transition zone of a Special District.

iii. Any new telecommunications tower in excess of 180 feet in height shall be located a minimum of one mile from any existing tower in excess of 180 feet in height.

(f) Signage:

i. Except as otherwise permitted in this Ordinance, no signage, lettering, symbols, images, or trademarks in excess of 2 sq. ft. shall be placed on or affixed to any part of a telecommunications tower, antenna, antenna array, equipment building, or security fencing other than as required by FCC regulations or other applicable law.

(g) Lighting:

i. Except as otherwise permitted in this Ordinance, no signals, lights, or illumination of any kind shall be permitted on or directed toward any tower unless required by the FCC, the FAA, or other appropriate public authority.

(h) Stealth Towers:

i. Stealth telecommunication towers and antennae must be similar in color, scale, and character to adjoining buildings or structures or blend with the landscaping and other surroundings immediately adjacent to them so as to generally avoid the creation of unique visual objects that stand out in the environment.

ii. Each design for a proposed stealth tower or antenna shall be reviewed by the Administrator. An applicant of a stealth tower or antenna design shall provide the Administrator with evidence in the form of construction drawings, photographs, renderings, or other data sufficient for the Administrator to determine whether the design effectively conceals the tower or antenna. The Administrator shall forward the request to the Planning and Zoning Commission and City Commission after determining the completeness of the application.

(i) Antenna Mounting Standards:

i. The purpose of this section is to promote public safety and maintain order and harmony within the city's business, cultural, and residential districts by restricting the size and location of telecommunication antennas. The objective is to avoid the creation of visual distractions, prevent obstructions to the view of pedestrians and motorists on public thoroughfares, and to insure the integrity of supporting structures.

(j) Whip and Panel Antenna Mounting Standards:

i. Telecommunications antennas, including mounting structures, are allowed on existing electric utility poles, light standards, and telecommunication towers in excess of 40 feet in height, provided that the total length of any antenna does not exceed 15 percent of the height of the existing structure. The height of a telecommunications tower is determined by the highest point of any and all components of the structure, including antennas.

ii. Telecommunications antennas and arrays are allowed by right on existing electric transmission towers.

iii. Existing conforming building element structures (excluding towers) in excess of 50 feet in height may, as a matter of right, be rebuilt, if necessary, to support or contain a new antenna, provided that the new structure is the same height and substantially the same in appearance as the structure it replaces.

iv. Panel antennas, which do not extend above the structure, or whip antennas 15 feet or less in height, are permitted on conforming billboard structures.

v. Building-mounted panel antennas are permitted on non-residential buildings and multifamily dwellings in all zoning districts; provided that they are mounted flush with the exterior of the building and that they do not project above the roof line or more than 30 inches from the surface of the building to which they are attached. The antenna's appearance shall be such that its color blends with the surrounding surface of the building.

vi. Whip antennas are permitted on non-residential buildings and multifamily dwellings in all zoning districts, provided that the total length of said whip antennas, regardless of mounting method or location, does not exceed 15 percent of the existing height of the building.

vii. Only one building/roof mounted antenna support structure, less than 100 square feet in area, is permitted per 5,000 square feet of building floor area.

(k) Prior to the installation of any building/roof mounted telecommunications antenna, antenna array or support structure the Administrator may require an engineer's certification that the structure will support and not be adversely affected by the proposed antenna and associated equipment.

(7) Drone Delivery Hubs or Stations:

(a) Drone delivery hubs or stations are not permitted in the Downtown Core, Downtown subdistricts, Kaufman Corridor Core, and Kaufman Corridor Transition districts.

(b) Platted Lots: Drone delivery hubs or stations, including docking towers, staging areas and related equipment shall be located on a platted lot.

(c) Buffer:

i. The drone staging area for a commercial drone delivery hub (small) shall not be located within 300 feet of any property zoned for residential use or upon which a dwelling, group living facility, public park or hospital is located.

ii. The drone staging area for a commercial drone delivery hub (large) shall not be located within 500 feet of any property zoned for residential use or upon which a dwelling, group living facility, public park or hospital is located. The 500 feet buffer requirement may be reduced to 250 feet if City Commission finds that issuance of the Specific Use Permit (SUP) would not be detrimental or injurious to the public health, safety, or general welfare of the neighborhood.

iii. The measurement of the required buffer is to be made in a straight, horizontal line from the edge of the drone staging area to the closest property line of a property zoned for residential use or containing a dwelling, group living facility, public park or hospital.

(d) Drone staging areas must be shown on an approved site plan and are subject to the site plan submittal and review procedures in Sections 3.3.5 and 3.3.6.

(e) Drone staging areas as part of an accessory drone delivery use shall be limited to 1,000 square feet or 10% of the lot area, whichever is greater.

(f) Drone delivery hubs or stations shall not be located on roofs.

(g) Location: Drone staging areas shall not be placed within any building setback, required landscape buffer, fire lane, easement, maneuvering aisle, required loading zone, required parking space, or any location that obstructs visibility or interferes with pedestrian or vehicle circulation.

(h) Height: Docking towers and all other appurtenances associated with the commercial drone delivery hub shall be subject to the maximum height requirements of the zoning district.

(i) Screening Requirements: Drone staging areas shall be screened by a wrought iron fence with masonry columns expressed at intervals no greater than fifty (50) feet on center and with evergreen hedge, or a masonry wall, each not less than six feet in height. The exterior of equipment buildings and/or metal equipment cabinets visible from residential areas or public rights-of-way must have a neutral finish or be painted to reflect the color and character of adjoining structures or blend with adjacent landscaping and other surroundings.

(j) Hours of Operation: Take-off and landing of commercial delivery drones shall be permitted from 8:00am to 10:00pm, 7 days a week.

5.3.4 Table of Accessory Uses and Structures

Table 5.3-1: Accessory Uses and Structures

■ = Permitted by Right ☐ = Permitted with a Specific Use Permit Blank Cell = Not Permitted * = Additional Standards Apply

Use Type	Residential Districts											Commercial Districts			Industrial Districts		Public/Civic Districts		Special Districts					Additional Standards
																			RMU			KC		
	A	RE	R-10	R-7	R-5	NC	D	TH	MF-1	MF-2	MH	C	BP	CC	L-IM	H-IM	IC	PP	C	T	N	C	T	
Accessory Building (not listed below)	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	Sec. 5.3.6 (1)
Accessory Use (not listed below)	■	■	■	■	■	■	■	■	■	■	■	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	Sec. 5.3.6 (1)
Care taker's quarters	■*											■*	■*	■*	■*	■*	■*	■*						Sec. 5.3.6 (2)
Carport	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*												■*	Sec. 5.3.6 (3)
Community Center /Club house (private)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐								☐	☐	☐	☐	☐	
Accessory dwelling unit (garage)	■*	■*	■*	■*	■*	■*																		Sec. 5.3.6 (4)
Accessory dwelling unit (Primary structure)	■*	■*	■*	■*	■*	■*															■*			Sec. 5.3.6 (5)
Residential Garage (detached)	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*									■*	■*		■*	Sec. 5.3.6 (6)
Surface parking	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Storage shed (residential)	■	■	■	■	■	■	■	■	■	■	■									■	■		■	
Swimming pool (private)	■	■	■	■	■	■	■	■	■	■	■		■	■				■		■	■		■	
Home-occupation	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*									■*	■*		■*	Sec. 5.3.6 (7)
Electric vehicle charging station												■	■	■	■	■	■	■	■	■		■	■	
Outdoor storage												■*		■*	■*	■*			■*	■*		■*	■*	Sec. 5.3.6 (8)
Outside display and sales												■*		■*					■*	■*		■*	■*	Sec. 5.3.6 (9)
Recycling collection center															■	■	■							
Sidewalk café												■*	■*	■*					■*	■*		■*	■*	Sec. 5.3.6 (10)
Drone Delivery Hub or Station (Small)													■*	■*	■*	■*								Sec. 5.2.5 (7)

(5) USE LIMITED TO PARKING: No required off-street parking facility or loading space shall be used for sales, non- vehicular or rental vehicle storage, repair, or service activities unless specifically provided for in this Ordinance.

7.2.3 Off Street Parking Standards

(1) OFF-STREET PARKING SCHEDULE A**:** The off-street parking requirements for uses allowed by this Ordinance are listed in Table 7.2-3a. The vehicle stacking requirements of Section 7.2.6, Drive-Through Vehicle Stacking, may also be applicable to certain uses.

TABLE 7.2-3a: Off-Street Parking Schedule A

USE CATEGORY	USE TYPE	PARKING REQUIREMENT sf = Square feet GFA = Gross Floor Area
RESIDENTIAL USES		
Household Living	Dwelling, single-family detached	2.0 per dwelling unit
	Dwelling, townhouse (SF attached or multi-family)	2.0 per dwelling unit
	Dwelling, live/work	2.0 dwelling unit (work area calculated as retail, office, or commercial use)
	Dwelling, multi-family (MF-1 and MP-2)	1.0 per efficiency unit, 1.5 per 1 bedroom unit, 2.0 per 2 bedroom unit, 2.5 per 3 bedroom unit. For paid parking (above 20%), parking counted at .5 per space.
	Accessory dwelling unit	1 per dwelling unit
	HUD-Code manufactured home	2 per dwelling unit
Group Living	Assisted living facility (≤6 residents)	1 per bed plus 1 per 100 sf of common area
	Assisted living facility (≥7 residents)	1 per bed plus 1 per 100 sf of common area
	Boarding house | fraternity or | sorority house | private dorm	1 per bed
	Community, group, or foster home	2 per dwelling unit, not to exceed 1 per bedroom
	Independent senior living facility	1 per dwelling unit plus 1 per 100 sf of common area
	Nursing home	1 per 2 beds plus 1 per 100 sf of common area
PUBLIC AND INSTITUTIONAL USES		
Civic and Cultural Facilities	Art gallery, museum, or special purpose recreational institution	1 per 1,000 sf GFA
	Civic, social, philanthropic, or fraternal organizations	3 per 1,000 sf GFA
	Labor or political organizations	3 per 1,000 sf GFA
	Business or professional organizations	3 per 1,000 sf GFA
	Religious Assembly and Institutions	1 per 4 seats. If no fixed seating, then based on 25% maximum capacity of the assembly areas, as determined by adopted Building/Fire Code.
Parks and Recreation Facilities	Community Garden	1 per 5,000 sf of lot area
	Farmers' Market	Schedule C
	Park or playground	Schedule C. Playfields (soccer, baseball, etc.) shall have minimum of 20 spaces per field.
	Nature preserve	Schedule C
	Recreation Center	3 per 1,000 sf GFA
Health and Human	Clinics and labs	3 per 1,000 sf GFA
	Nursing and other rehabilitative	1 per 2 beds plus 1 per 100 sf of common area

TABLE 7.2-3a: Off-Street Parking Schedule A		
USE CATEGORY	**USE TYPE**	**PARKING REQUIREMENT** sf = Square feet GFA = Gross Floor Area
Services	Hospital	1 per 4 beds based on 80% of maximum capacity, plus 3 per 1,000 sf GFA of office area, plus parking as required for accessory uses
	Social assistance and welfare services	3 per 1,000 sf GFA
	Funeral homes and services (with or without cremation services)	3 per 1,000 sf GFA
	Cemetery	Schedule C
Public and Other Government Functions	Legislative and executive functions	3 per 1,000 sf GFA
	Courts (local, state, and federal)	3 per 1,000 sf GFA
	Correctional institutions	Schedule C
	Public safety facility	3 per 1,000 sf GFA
	Other government functions	3 per 1,000 sf GFA
Educational Service Establishments (public and private)	Child day care	3 per 1,000 sf GFA
	Nursery and pre-school	3 per 1,000 sf GFA
	Elementary and Middle Schools	2 per classroom
	Senior and High Schools	6 per classroom and 1 per 300 sf of administrative office space
	Colleges and Universities	Schedule C
	Technical, trade, and specialty schools	3 per 1,000 sf GFA
COMMERCIAL USES		
Agriculture	All	None
Animal Production and Ranching	All	None
Animal-related Services	Veterinary clinic	2 per 1,000 sf GFA
	Kennels, commercial	1 per 1,000 sf GFA
	Stables, commercial	1 per 5 stalls
	Pet and animal-related sales and services (including grooming and care)	3 per 1,000 sf GFA
Auto Sales, Equipment, and Repair	Motor vehicle sales, new	2 per 1,000 sf GFA of sales floor area
	Motor vehicle sales, used	2 per 1,000 sf GFA of sales floor area
	Large vehicle sales and service	1 per 1,000 sf GFA of sales floor area
	Specialty vehicle sales, new	2 per 1,000 sf GFA of sales floor area
	Specialty vehicle sales, used	2 per 1,000 sf GFA of sales floor area
	Auto repair and service, minor	2 per 1,000 sf GFA of sales floor area
	Auto repair and service, major	2 per 1,000 sf GFA of sales floor area
	Car and truck wash	2 spaces plus any stacking spaces required. See Section 7.2.6
	Auto-related parts and accessory sales	2.5 per 1,000 sf GFA
	Gasoline sales pumps	Stacking spaces required. See Section 7.2.6.
	Truck stop	See Section 5.2.4(21)
Retail Sales	Furniture and home furnishings	≤ 20,000 sf: 3 per 1,000 sf GFA Over 20,000: 1 per 1,000 sf GFA
	Building materials, Home and Garden Centers	≤ 20,000 sf: 3 per 1,000 sf GFA Over 20,000: 1 per 1,000 sf GFA

TABLE 7.2-3a: Off-Street Parking Schedule A		
USE CATEGORY	**USE TYPE**	**PARKING REQUIREMENT** sf = Square feet GFA = Gross Floor Area
	Swimming pool, spa, and accessory sales and service	2 per 1,000 sf GFA
	All other retail uses (other than those specifically listed here)	3 per 1,000sf GFA
	Any retail sales use with gasoline sale pumps	Stacking spaces required. See Section 7.2.6.
	Any retail sales use with drive-thru facilities	Stacking spaces required. See Section 7.2.6.
Financial Services	All uses	2.5 per 1,000 sf GFA
Rental and Leasing	Car rental	2.5 per 1,000 sf GFA
	RV, trailers, and truck rental	2 per 1,000 sf GFA
	Recreational and consumer goods rental	2 per 1,000 sf GFA
	Commercial and industrial machinery leasing and rental	1 per 1,000 sf GFA
	Video, music, or software rental	3 per 1,000 sf GFA
Food and Beverage Services	Bar or drinking establishment	8 per 1,000 sf GFA including outside dining/drinking areas.
	Full-service restaurant	8 per 1,000 sf GFA, including outside dining/drinking areas.
	Café or self-service restaurant	8 per 1,000 sf GFA, including outside dining/drinking areas.
	Restaurant with take-out or delivery only	3 per 1,000 sf GFA
	Snack, coffee, juice, ice cream, or specialty food sales	8 per 1,000 sf GFA, including outside dining/drinking areas.
	Catering service	3 per 1,000 sf GFA
	Any food and beverage establishment with drive-thru facility	6 per 1,000 sf GFA, including outside dining/drinking areas plus any stacking spaces required. see Section 7.2.6
	Any food and beverage establishment with outdoor or sidewalk service	Same as full-service restaurant
Lodging Facilities	Bed and breakfast establishment	1 per guest room, in addition to those required for principal residence
	Limited Service Hotels/Motels (including extended stay hotels)	1 per guest room or residence unit up to 100 units, then 0.75 per unit over 100. 50% of spaces may be counted to satisfy parking requirements of accessory uses
	Full-service hotels	1 per guest room or residence unit up to 100 units, then 0.75 per unit over 100. 50% of spaces may be counted to satisfy parking requirements of accessory uses
Business, Professional, and Technical Services	All office uses other than specified in this section	3 per 1,000 sf GFA
	Medical and Dental Offices	4 per 1,000 sf of GFA
	Call/customer service center	1 per 150 sf of GFA
Personal Services	General personal services (other than listed)	3 per 1,000 sf GFA
	Bail bond service	3 per 1,000 sf GFA
	Massage therapy clinic	3 per 1,000 sf GFA
	Tattoo parlor or piercing studio	3 per 1,000 sf GFA
Recreation and	Banquet or meeting facility	8 per 1,000 sf GFA

TABLE 7.2-3a: Off-Street Parking Schedule A		
USE CATEGORY	**USE TYPE**	**PARKING REQUIREMENT** sf = Square feet GFA = Gross Floor Area
Entertainment (Indoor)	Fitness club, gym, or sports club	8 per 1,000 sf GFA
	Games arcade	8 per 1,000 sf GFA
	Skating rink (ice, roller skating, etc.)	Schedule C
	Bowling, billiards, pool, bingo, etc.	8 per 1,000 sf GFA
	Indoor amusement establishment	Schedule C
	Shooting club	2 per target area
	Theater (movie, music, drama, or dance)	1 per 4 seats
	Recreation, indoor (other than listed)	Schedule C
Recreation and Entertainment, Outdoor	Outdoor Amusement Establishment (other than those listed)	Schedule C
	Marina or yachting club	Schedule C
	Golf course	4 per green
	Country club	4 per 1,000 sf GFA
	Gun club, skeet, or target range (outdoor)	2 per target area
	Miniature golf establishment	2 per hole
Sexually Oriented Business	All uses	8 per 1,000 sf GFA
INDUSTRIAL USES		
Manufacturing and Wholesale Trade	Food and beverage processing	Schedule B
	Microbrewery, micro distillery, winery	Schedule B
	Paper and printing materials	Schedule B
	Furniture and related products	Schedule B
	Appliances, electrical equipment, electronics, and components	Schedule B
	Transportation equipment and automobiles	Schedule B
	Miscellaneous manufacturing (jewelry, toys, games, office supplies, custom crafts, etc.)	2 per 1,000 sf GFA
	Chemicals, and metals, machinery, and heavy manufacturing	Schedule B
Wholesale Trade	All uses	Schedule B
Warehouse and Storage	Cold Storage Plant	Schedule B
	Distribution center or warehouse	Schedule B
	Self-storage or mini storage	1 per 20 storage units, plus 2.5 per 1,000 sf GFA of office area
Construction-related businesses	All uses	Schedule B

TABLE 7.2-3a: Off-Street Parking Schedule A		
USE CATEGORY	**USE TYPE**	**PARKING REQUIREMENT** sf = Square feet GFA = Gross Floor Area
Transportation-related Uses	Air transportation related uses	2.0 per 1,000 sf GFA of passenger terminal area
	Rail transportation related uses	Schedule C
	Local transit related uses (vans, buses, commuter rail, light rail, etc.)	Schedule C
	Intercity bus and charter service uses	Schedule C
	Taxi and limousine service	Schedule C
	Courier, messenger, and postal services	Schedule C
	Truck and freight transportation services	Schedule B
	Drone Delivery Hub or Station (Small)	1 per 300 sf of the designated drone staging area for commercial drone delivery hubs with no buildings. None if use is considered accessory.
	Drone Delivery Hub or Station (Large)	1 per 300 sf of the designated drone staging area for commercial drone delivery hubs with no buildings
Utilities and Utility Services	Utility lines, towers or metering/pumping station	Schedule C
	Sewer, solid waste, recycling, and related services	Schedule C
	Natural gas, petroleum, fuel related services	Schedule C
	Electric utility services (includes generating plants and substations)	Schedule C
	Telecommunications equipment and facilities (building mounted)	None
	Telecommunications towers	1 space
	All other utility related uses (other than listed)	Schedule C

(2) OFF-STREET PARKING SCHEDULE B: Uses that reference Schedule B in Table 7.2-3a, Off-Street Parking Schedule A, shall provide the minimum number of spaces identified in the table below.

A facility or area for the outdoor storage of building materials, tools, heavy machinery, dump trucks, or commercial and heavy equipment used in relation to construction uses and related businesses.

2. Specialty Trade Contractors
   Establishments in this category specialize in construction activities, such as plumbing, painting, and electrical work. Special trade contractors usually work at the job site, although they may have shops for storage, prefabrication and other work. Specialty trade contractors include carpentry, floor, tile, roof, concrete, electrical, glass, glazing, masonry, drywall, painting, plumbing, HVAC, and similar activities.
3. Asphalt or Concrete Batch Plants
   A facility or area, which is not temporary in nature, for mixing concrete or asphalt.
4. Excavation Related Services
   These establishments provide a range of excavation related services needed for development and building construction. Activities performed include shaft drilling, foundation digging, foundation drilling, and grading.
5. Wrecking and Demolition Establishment (including junk or salvage yard)
   These establishments provide wrecking and demolition of buildings and structures; this includes underground tank removal and the dismantling of non-hazardous steel oil tanks. This category also includes establishments that provide wrecking or disassembling of automobiles, trucks, tractors, or machinery of any kind, or for the storing or leaving of worn out, wrecked, or abandoned automobiles, trucks, tractors, stoves, refrigerators, or machinery of any kind or of any of the parts thereof, or for the maintenance or operation of such place for the accumulation of rubbish of any description such as old iron, glass, paper or other waste that may be used again in some form. Some of these establishments may sell materials derived from demolishing operations.

E. TRANSPORTATION RELATED USES

Physical facilities involved in the movement of people or goods, which may include highways, flight-related facilities, rail transit lines, and other similar facilities.

1. Air transportation related uses
   A facility or area for the landing and taking off of fixed or rotary wing aircraft. This uses shall include any airport terminal, air traffic control towers, aircraft hangars, and other related facilities. It shall also include heliports for the landing and takeoff of helicopters.
2. Rail transportation related uses
   A facility or area for the maintenance, repair, or storage of bus, rail (including freight), or other transit vehicles.
3. Other local, regional, intercity transportation uses (public and commercial)
   This category shall include all other transportation related activities and storage, including but not limited to: school bus transportation, rural and special needs transit operations, local transit, inter-city bus, charter bus, and similar establishments.
4. Taxi and Limousine Service
   These establishments provide passenger transportation by automobile or van, not

over regular routes or regular schedules. Taxicab owner/operators, taxicab fleet operators, and taxicab organizations are included. Also included are limousine and luxury sedan establishments, which may provide an array of specialty and luxury passenger transportation services.

5. Courier, Messenger, and Postal Service
   Establishments in this category include courier and messenger services that provide air, surface, or combined courier delivery services of parcels and messages within or between metropolitan areas or urban centers. These establishments may form a network including local, and point-to point pick-up and delivery. This category also includes USPS establishments that perform one or more postal services, such as sorting, routing, and delivery on a contract basis. This category shall not include customer service and retail operations of such courier, messenger, or postal service. These shall be considered under the Business, Professional, and Technical Services category or Public or Governmental Functions (USPS).
6. Truck and Freight Transportation Services
   Establishments in the truck and freight transportation category provide over the-road transportation of cargo using motor vehicles, such as trucks and tractor trailers. This category includes general freight trucking and specialized freight trucking. General freight transportation establishments handle a wide variety of commodities, generally palletized, and transported in a container or van trailer. Specialized freight transportation requires specialized equipment due to the size, weight, shape, or other inherent characteristics of the cargo. These establishments may be located in conjunction with Warehouse and Storage establishments.

7. Drone Delivery Hub or Station (Small)
An area of land, structural surface, building, or structure with one or more designated drone staging areas for use by small, unmanned aircraft systems (sUAS) under 55 pounds total take-off weight or as defined in Section 44801 of Title 49, United States Code, as amended, whichever is the lesser, to distribute commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities.

8. Drone Delivery Hub or Station (Large)
An area of land, structural surface, building, or structure with one or more designated drone staging areas for use by unmanned aircraft, including but not limited to those defined under Commercial Drone Delivery Hub or Station (Small), to distribute commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities.

9. Drone Staging Area
A designated area over which an unmanned aircraft completes the final phase of the approach, to a hover or a landing, and from which an unmanned aircraft initiates take-off. The drone staging area includes both the launch pads and any required safety areas, and may include areas for the outdoor storage of goods, materials, containers, trailers, or other equipment.

F. UTILITIES AND UTILITY SERVICES

The use of land for lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and facilities for the generation of electricity.