Site Design and Development Feasibility Report
Trinity Housing Development
Family Apartments – Ennis Trails
Ennis, TX
February 19, 2020

1. Executive Summary

The below information was obtained through (1) reference documents and ordinances found within the City of Ennis, Texas website (2) Ennis, Texas GIS (3) emails with Ellis County Tax Assessor and Collector (4) emails with Mark Richardson, Troy Foreman, and Kim Heeder with the City of Ennis (5) emails with Chad Wester who is the City of Ennis Fire Marshal, and (6) emails with Robert Bolen who is the City of Ennis Public Works Director.

Due diligence performed for the project includes Limited boundary survey of the project site, Phase I Environmental Site Assessment, and Title research.

The proposed family apartment development in Ennis, Texas consists of one lot that contains 5.69 acres which is within the city limits. The lot is currently zoned MF-2 – Multi-Family 2 which does specifically allows for multi-family living facilities. The proposed multi-family housing development consists of three - three story buildings, with 3 - 24 dwelling units buildings for a total of 72 dwelling units. The complex will also have 1 community building. The site consists of vacant land with grass and low tree and scrub brush cover. Per the FEMA flood map, the site is located in zone X which is outside of the 100 year floodplain. The US Topo Quad map does not show any streams or waterbodies on the site.

An offsite road extension of S Sonoma Trail will be required for the development. Water, sewer, and other utilities will also be required to be extended with the road extension. Storm sewers and curb inlets will have to be installed as part of the extension. Per a conversation with Marty Nelson, Ennis Economic Development Director, the City is going to extend the road and utilities and this development would be required to refund the City at 50% of the cost for the road along the frontage of the site.
Any person signing this Report acknowledges that the Department may publish the full Report on the Department’s Website, release the Report in response to a request for public information and make other use of the report as authorized by law.

2. **Site Summary Items**

2.1 Zoning Requirements

2.1.1 Current Zoning

Per the City of Ennis GIS and emails with the City Planning Department, the site is within the City limits of Ennis and is zoned MF-2 – Multi-Family 2 which does specifically allows for multi-family living facilities. The property will not need to be rezoned. The City’s Comprehensive plan shows this site to be part of a business park.

2.1.2 Rezoning Process

Not Applicable.

2.1.3 Select Zoning Information

Regulations within the MF-1 District – Multi-Family Residential District 1

- Dwelling Units/Acre (maximum) – 22
- Minimum Lot Area – 6,000 square feet
- Average Gross Living Area – 800 square feet
- Minimum Lot Width – 60’
- Minimum Lot Depth – 100’
- Minimum Front Yard – 10’
- Minimum Rear Yard – 10’
- Minimum Side Yard – 5’
- Required Buffer Yards – 8’ landscape buffer along S Sonoma Trail and 8’ buffer along southern property line
- Maximum Height to Eave or Parapet – 45’
- Maximum Height to Roof Structure – 55’
- Maximum Lot Coverage – 75%

2.2 Subdivision Requirements

2.2.1 A Preliminary and Final Subdivision Plat is required by the City of Ennis since the property has never been platted in the past. Due to recent changes in Texas law, a full set of civil plans must be submitted and approved by Public Works prior to submitting the Preliminary Plat for approval. Planning estimates it will take 2 months to acquire approval from Public Works. As
required by the ordinance, a pre-application meeting is required for Preliminary Plats. Once plans have been approved, pre-application completed, and plat application submitted, the item will be placed on the next available Planning and Zoning Commission meeting. Planning estimates it will take 1 ½ months to get the Preliminary Plat approved.

The Final Plat will be required to be submitted for approval by the Planning and Zoning Commission once all of the public improvements have been completed and approved by the City of Ennis. A certificate of Occupancy will not be issued until the Final Plat has been recorded. Planning estimates it will take 1 ½ months to get the Final Plat approved.

2.3 Property Identification Number and Millage rate

2.3.1 Property Identification Number

Per Ennis GIS
http://esearch.elliscad.com/Property/View/267077
- 267077

2.3.2 Millage Rates for all Taxing Jurisdictions

Per email from Ellis County Appraisal District office on January 8, 2020, the applicable 2019 tax rates per $100 of value are as listed below. They were unable to confirm anticipated rates and/or rate changes for 2020.

- City of Ennis: 0.724473
- Ellis County: 0.329557
- Ellis County Lateral Road: 0.030976
- Ennis ISD: 1.488350

2.4 Development Ordinances

2.4.1 Parking

Per Ennis Unified Development Ordinance section 7.2 – Off-Street Parking:
- Required parking – 2 space per dwelling unit plus 1 per 100 square feet of common area.
- Total parking required for dwelling units – 144
- Total parking required for Community building – 32 – Per Troy Foreman with the City of Ennis, the City has some leeway in the Unified Development Ordinance on this requirement. He agreed that 12 parking stalls at the Community building would be sufficient.
- Total parking provided – 157
• Parking space shall be a minimum of 18’ in length and 9’ in width.

2.4.2 Landscaping

Per Ennis Unified Development Ordinance section 8 – Landscaping and Open Space Standards:

• One canopy tree is required for every 10 parking spaces and must be located in a landscaped island within the parking lot.
• Landscaped island shall be a minimum of 150 square feet in area and be protected by a raised curb.
• An 8’ wide landscape buffer along S Sonoma Trail and along the southern property line will be required.
• Within the buffer along Sonoma, one canopy tree, 3” caliper minimum, shall be planted on 50’ centers and a minimum of 6 shrubs, 5 gallons minimum, shall be planted within each 50’ of linear frontage.
• Within the buffer along the southern property line, one canopy tree, 3” caliper minimum, shall be planted on 40’ centers.
• A minimum of 5% of the total gross site area shall be designated as Common Open Space.
• Two site amenities are required in conjunction with the Common Open Space. The walking trail around the detention pond and the decorative fountain will be used to meet this requirement.
• The main entry shall be treated with special landscape elements that will provide an individual identity to the project. At least one of the following features must be included:
  o A minimum 5-foot wide and 50-foot long landscaped median
  o Textured paving, interlocking pavers, or other decorative pavement
  o Gateway elements such as lighting, bollards, entry fences, or monuments
  o A roundabout containing landscaping, water feature, or artwork
  o Other improvements as approved by the Administrator

2.4.3 Water Supply

Water service will be provided by the City of Ennis. Per the City of Ennis GIS, there is an existing 12” water main stubbed at the end of S Sonoma Trail that has capacity for fire protection and domestic water for the proposed development. This line will need to be extended as part of the road extension. Per emails with the Public Works Director, there are no anticipated issues with obtaining water service for this site beyond the extension.
2.4.4 Sewer

Sewer service will be provided by the City of Ennis. Per the City of Ennis GIS, there is an existing 8” sewer main stubbed at the end of S Sonoma Trail. This line will need to be extended as part of the road extension. Per emails with the Public Works Director, there are no anticipated issues with obtaining sewer service for this site beyond the extension.

2.5 Fire Department Requirements

The 12” water line that will be extended as part of the road extension will be tapped for the fire protection. A new fire hydrant within 100’ of the wall mounted Fire Department Connections will be required. All points of the building footprint will need to be within 150’ of a fire lane.

2.6 Site Ingress and Egress Requirements

Site access will include a single full access driveway connection to the extension of S Sonoma Trail. S Sonoma Trail will be a curbed two lane road measuring 36’ in width and will be extended by the City of Ennis. The right of way for this public road extension has already been dedicated. The driveway will be permitted with through the City of Ennis.

2.7 Building Codes and Local Design Requirements

The information listed below was shown on the Ennis, Texas website under Codes and Ordinances.

- 2015 International Building Code
- 2015 International Fire Code
- 2015 International Fuel Gas Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Residential Code
- 2015 International Property Maintenance Code
- 2017 National Electric Code

2.8 Atypical Cost Items

The extension of S Sonoma Trail including utilities and storm sewer will be an atypical cost to the project. Per a conversation with Marty Nelson, Ennis Economic Development Director, the City is going to extend the road and utilities and this development would be required to refund the City at 50% of the cost for the road along
the frontage of the site. The right of way for this public road extension has already been dedicated.

3. **Overview of Process, Timing and Fees**
   3.1 Overview of Entitlement and Site Development Permitting and Associated Timing

   3.1.1 Rezoning – N/A

   3.1.2 Civil Plan Review – Approximately 60 days. Three sets of civil plans will need to be submitted to public works for approval prior to the preliminary plat can be submitted.

   3.1.3 Preliminary Plat – Approximately 45 days. See Section 2.2.1 above for description of the process.

   3.1.4 Final Plat – Approximately 45 days. See Section 2.2.1 above for description of the process.

3.2 Building Permitting and Process and Timing

   Building plan reviews, for this type of a project, are required to be sent out by the developer for a 3rd party reviewer. This review company must be an accredited 3rd party plan review company. The developer is responsible for the cost of the review, but the City will waive the building permit review fee. The City informed us that the 3rd party review fees vary depending on the 3rd party review company. Timing is unknown since it will depend on the 3rd party review company that is selected.

3.3 Cost Itemization of All Anticipated Fees

   3.3.1 Preliminary Plat - $200

   3.3.2 Final Plat - $201

   3.3.3 Site Plan - $200

   3.3.4 Water Meters - $7,400

   3.3.5 Water Taps - $2,300

   3.3.6 Sewer Tap - $350

   3.3.7 Building Permit – $25,000
3.3.8 3rd party Building Review Fee – Approximately $7,500. This amount could vary depending on which accredited 3rd party review firm is selected. Amount shown is based on 30% of the building permit fee.

3.3.9 Construction Stormwater Permit - $225

3.3.10 Park Land Dedication Fee - $1,106 per dwelling unit - $79,632

Joseph Parsley, PE
Vice President
Know what's below before you dig. Call 811.

NOTES:

1. EXISTING TOPOGRAPHY BASED ON LDAR FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM.
2. EXISTING WATER AND SEWER LINE LOCATIONS BASED UPON ENNIX TEXAS ECONOMIC DEVELOPMENT CORPORATION GIS WEBSITE.
3. EXISTING UNDERGROUND ELECTRICITY AND TELEPHONE ARE AVAILABLE AT THE INTERSECTION OF SONOMA AND DOLFIE.

LEGEND:

- PROPERTY LINE
- STORM SEWER
- CURB INLET (CI)
- SEWER DRAIN MANHOLE (SDMH)
- HEADWALL
- RIP-RAP
- UNDERGROUND ELECTRIC
- WATER LINE
- SANITARY SEWER LINE

CONCEPTUAL GRADING AND UTILITY PLAN

ENNIX TRAILS
ENNIS, TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORIZATION OF JOSEPH PARSLEY, PE REGISTRATION NO. 104151, ON 2/18/2020.

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.