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) conversations with Michelle Lilly with Ellis County Tax Assessor and Collector (4) conversations and emails with Mark Richardson 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 senior apartment development in Ennis, Texas consists of one lot that contains 14.45 acres which is within the city limits. The lot is currently zoned CC – Corridor Commercial which does not allow for independent senior living facilities. The property will need to be rezoned to MF-1 – Multi-Family Residential District 1 which specifically allows independent senior living facilities. The proposed senior housing development consists of a three story, 68 dwelling unit independent senior living complex. The site is heavily wooded with a floodplain that covers the majority of the western portion of the site. An intermittent stream per the USGS quadrangle topographic map is located along the northern portion of the site. The proposed building and parking lot will be constructed on the southeast portion of the property to avoid the floodplain and stream.

There is no off-site work associated with this project.

All persons who have a property interest in this report hereby acknowledge that TDHCA may publish the full report on the TDHCA 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 Property Identification Number

Per Ennis GIS

http://esearch.elliscad.com/Property/View/182694

- 182694

2.2 Millage Rates for all Taxing Jurisdictions

Per phone conversation with Michelle Lilly at the Ellis County Appraisal District office on January 23, 2019, the applicable 2018 tax rates per $100 of value are as listed below. Michelle was unable to confirm anticipated rates and/or rate changes for 2019.

- City of Ennis: 0.710000
- Ellis County: 0.338984
- Ellis County Lateral Road: 0.031549
- Ennis ISD: 1.540000

2.3 Zoning Requirements

2.3.1 Current Zoning

Per the City of Ennis GIS and conversations with the City, the site is within the City limits of Ennis and is zoned CC – Corridor Commercial which does not allow for independent senior living facilities. The property will need to be rezoned to MF-1 – Multi-Family Residential District 1 which specifically allows independent senior living facilities. The City’s Comprehensive plan shows this lot to be commercial.

2.3.2 Rezoning Process

A City of Ennis Development Application for rezoning has been completed and submitted to the city along with a $275 check and several copies of Zoning Exhibit showing surrounding property information for any lot within 200’ of the site. After planning has reviewed the rezoning package, we will be contacted by Planning Staff about any needed changes and/clarifications. After the required changes are completed, several more copies of the Zoning Exhibit shall be re-submitted. Once accepted by the City of Ennis Staff, we will be notified and a Planning & Zoning Commission meeting date will be assigned. If approved at Planning & Zoning Commission, the zoning request will be placed on the next City Council meeting date. The rezoning process will take approximately 3 months to complete.
2.3.3 Select Zoning Information

Regulations within the MF-1 District – Multi-Family Residential District 1
- Dwelling Units/Acre (maximum) – 18
- 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 – 5’
- Minimum Side Yard – 5’
- Required Buffer Yards – 10’ landscape buffer along Ennis Ave.
- Maximum Height to Eave or Parapet – 35’
- Maximum Height to Roof Structure – 45’
- Maximum Lot Coverage – 75%

2.4 Subdivision Requirements

A preliminary subdivision plat is required by the City of Ennis since the property has never been platted in the past. As required by the ordinance, a pre-application meeting is required for Preliminary Plats. Once the plat, application, and full set of civil plans have been submitted and accepted by the City of Ennis, the item will be placed on the next available Planning and Zoning Commission meeting. This process can run concurrently with the rezoning process and the City estimates that the rezoning and plat approval will take approximately 3 months.

2.5 Development Ordinances

2.5.1 Parking

Per Ennis Unified Development Ordinance section 7.2 – Off-Street Parking:
- Required parking – 1 space per dwelling unit plus 1 per 100 square feet of common area.
- Total parking required – 111
- Parking space shall be a minimum of 18’ in length and 9’ in width.

2.5.2 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.
• A 10’ wide landscape buffer along West Ennis Avenue (US Highway 287) will be required.
• Within the buffer, 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.
• A minimum of 5% of the total gross site area shall be designated as Common Open Space. Natural features, that include steams and floodplains, can be counted toward the open space requirement.
• Two site amenities are required in conjunction with the Common Open Space. The courtyard, fountain, and raised gardens 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

2.5.3 Water Supply

Water service will be provided by the City of Ennis. Per the City of Ennis GIS, there is an existing 8” water main along the south side of Ennis Avenue that has capacity for fire protection and domestic water for the proposed development. A highway bore will be required to get the water line across Ennis Avenue.

2.5.4 Sewer

Sewer service will be provided by the City of Ennis. Per the City of Ennis GIS, there is an existing 8” sewer main to the west end and to the east end of the property. There is also an existing 8” sewer main along the south side of Ennis Avenue which would require a highway bore. Due to the difficulty of constructing through a floodplain and the long distance to the main (approximately 1,400’), the main to the west is not a viable option. Due to the elevation difference from the site to the main to the east, we do not anticipate being able to access this manhole. It is likely the main on the south side of Ennis Avenue will be the best option for sewer for this site. Per conversations with the Public Works Director, there are no anticipated issues with obtaining sewer service for this site.
2.6 Fire Department Requirements

The existing 8” water line along the south side of Ennis Avenue will be tapped for fire protection. The fire line will need to be extended across the street and up to the proposed building. New fire hydrants within 100’ of the wall mounted Fire Department Connection and on the west end of the building will be required. All points of the building footprint will need to be within 150’ of a fire lane.

2.7 Site Ingress and Egress Requirements

Site access will include a single full access driveway connection to U.S. Route 287 (West Ennis Ave). U.S. Route 287 is a curbed 4 lane road with a shared center left turn lane and paved shoulders that is a Texas Department of Transportation (TxDOT) route. A driveway permit from TxDOT will be required; however, no road improvements are anticipated to be required.

2.8 Building Codes and Local Design Requirements

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

- 2009 International Building Code
- 2009 International Energy Code
- 2009 International Fire Code
- 2009 International Fuel Gas Code
- 2009 International Mechanical Code
- 2009 International Plumbing Code
- 2009 International Residential Code
- 2009 International Property Maintenance Code
- 2017 National Electric Code

2.9 Atypical Cost Items

Gravity sewer bore and water line bore across US Route 287.

3. **Overview of Process, Timing and Fees**

3.1 Overview of Entitlement and Site Development Permitting and Associated Timing

3.1.1 Rezoning – Approximately 90 days concurrently with other approvals. See Section 2.3.2 above for description of the process.

3.1.2 Preliminary Plat – Approximately 90 days. See Section 2.4 above for description of the process.
3.1.3 Civil Plan Review – Approximately 60 days concurrently with other approvals. Three sets of civil plans will need to be submitted with the preliminary plat for review by the Public Works Department. Public works will need to approve these plans prior to the plat going to Planning and Zoning.

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 are typically around the cost of the building permit review fee but can 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 Rezoning - $200 plus $5 per acer - $275

3.3.2 Preliminary Platting - $150

3.3.3 Site Plan - $75

3.3.4 Water Meters - $1,850

3.3.5 Water Taps - $2,300

3.3.6 Sewer Tap - $350

3.3.7 Building Permit – $36,800

3.3.8 3rd party Building Review Fee – Approximately $11,000. 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 - $75,208

Joseph Parsley, PE  
Vice President
Site Work Cost Breakdown - Ennis, TX

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

Column A: The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

Columns B and C: In determining actual construction cost, two different methods may be used:

- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

Column D: To arrive at total construction costs in Column D:
- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the Site Work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

<table>
<thead>
<tr>
<th>Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temporary Site Items</td>
<td>$22,824</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$22,824</td>
</tr>
<tr>
<td>Site Preparation/Demolition</td>
<td>$8,400</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$8,400</td>
</tr>
<tr>
<td>Earthwork</td>
<td>$260,400</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$260,400</td>
</tr>
<tr>
<td>Erosion Control</td>
<td>$70,080</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$70,080</td>
</tr>
<tr>
<td>Storm Drainage</td>
<td>$60,588</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$60,588</td>
</tr>
<tr>
<td>Landscaping/Irrigation</td>
<td>$94,920</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$94,920</td>
</tr>
<tr>
<td>Fencing/Site Security/Site Amenities/Misc</td>
<td>$50,250</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$50,250</td>
</tr>
<tr>
<td>Utilities - Water</td>
<td>$132,030</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$132,030</td>
</tr>
<tr>
<td>Utilities - Sanitary Sewer</td>
<td>$73,902</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$73,902</td>
</tr>
<tr>
<td>Utilities - Gas/Electric/Telephone</td>
<td>$64,160</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$64,160</td>
</tr>
<tr>
<td>Paving/Parking</td>
<td>$347,502</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$347,502</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,185,056</td>
</tr>
</tbody>
</table>

Signature of Registered Engineer

Joseph Parsley, PE
Printed Name

Seal

Date: 2/15/2019

If a revised form is submitted, date of submission: 
# Off-Site Cost Breakdown - Ennis, TX

This form must be submitted with the Development Cost Schedule if the development has off-site costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

**Column A:** The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

**Columns B and C:** In determining actual construction cost, two different methods may be used:

**Column D:** To arrive at total construction costs in Column D:

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the offsite work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

---

**All contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

**This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total

---

Signature of Registered Engineer responsible for Budget Justification

Joseph Parsley, PE

Printed Name

Seal

2/15/2019

Date

If a revised form is submitted, date of submission: