



ORDINANCE NO. 22-0201-F1

AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, AMENDING THE ENNIS UNIFIED DEVELOPMENT ORDINANCE ARTICLE IV, "ZONING DISTRICTS," SECTION 4.2, "RESIDENTIAL ZONING DISTRICTS," SECTION 4.2.8, "RESIDENTIAL DUPLEX DISTRICT (D)" TO INCREASE MINIMUM FRONT SETBACK; PROVIDING SEVERABILITY, REPEALING AND SAVINGS CLAUSES; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Commission of the City of Ennis, Texas ("City Commission"), has investigated and determined that it will be advantageous and beneficial to the City of Ennis, Texas ("City") and its citizens to amend the Ennis Unified Development Ordinance as set forth below; and

WHEREAS, the City Commission, in compliance with the laws of the State of Texas and the ordinances of the City, has held a public meeting to discuss the changes provided herein and the changes are within the legislative discretion of the City Commission and compliant with the laws of the State of Texas.

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 to Section 4.2.8. The Ennis Unified Development Ordinance, Article IV, "Zoning Districts," Section 4.2, "Residential Zoning Districts," Section 4.2.8(4)(e) is amended to read as follows and as shown in EXHIBIT A:

(e) Front Street (minimum) feet 20

SECTION 3. Savings/Repealing Clause. The Ennis Unified Development Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending

prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 4. 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 5. 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 1st day of February, 2022.



ANGELINE JUENEMANN, Mayor

ATTEST:

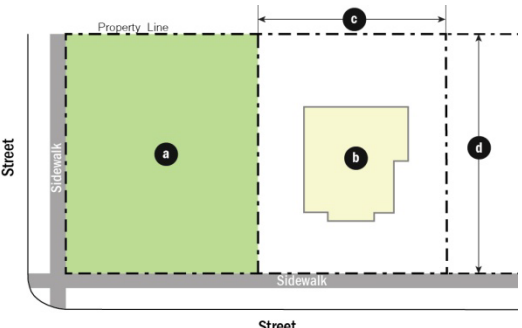
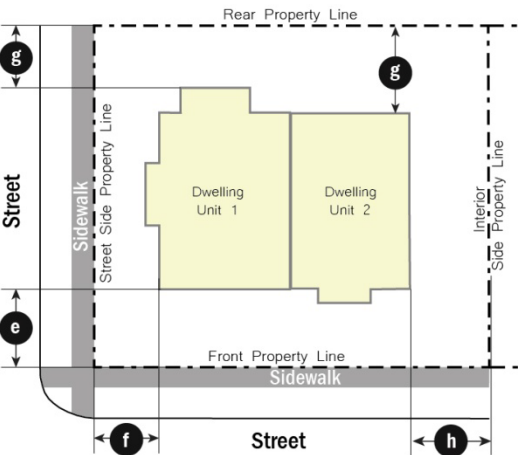
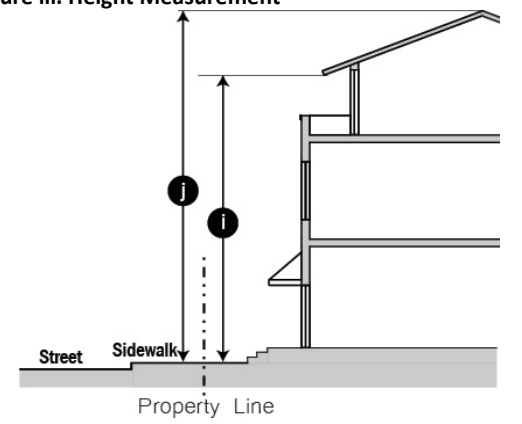


ANGIE WADE, City Secretary



EXHIBIT A

4.2.7 Residential Duplex District (D)

(1) Purpose:	(2) Density	
<p>The Residential Duplex (D) district is established and intended to encourage a wide range of low- to medium-density housing types, especially single-family attached and duplexes, though single-family detached is also allowed to meet the diverse needs of city residents. The district standards are designed for transition from areas of single-family neighborhoods to multi-family districts at appropriate locations throughout the city. Maximum residential density is limited to 12 units per gross acre.</p> <p>Figure i: Lot Dimension Measurement</p>  <p>Figure ii. Setback Measurement</p>  <p>Figure iii. Height Measurement</p> 	Dwelling Units/Acre (maximum)	12
	(3) Lot Dimensions	
	(a) Lot Area (minimum) sq. ft.	5,000
	(b) Gross Living Area (minimum) sq. ft./unit	800
	(c) Lot Width (minimum) feet	60
	(d) Lot Depth (minimum) feet	60
	(4) Setbacks	
	(e) Street, Front (minimum) feet	15 →
	(f) Street, Side (minimum) feet	
	All roadways	10
	Alleys/private easements	5
	(g) Rear (minimum) feet	
Alley/private easement	5	
Any single-family residential lot	10	
(h) Side, Interior (minimum) feet	5	
(5) Height (maximum) feet		
(i) To highest level eave or parapet	35	
(j) To top of the roof structure	45	
(6) Lot Coverage (maximum) Percentage		
All structures on the lot	70%	