



**ORDINANCE NO. 22-1101-E1**

**AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, AMENDING THE ENNIS UNIFIED DEVELOPMENT ORDINANCE ARTICLE V, "USE STANDARDS," SECTION 5.2, "ADDITIONAL USE STANDARDS", SECTION 5.2.4, "COMMERCIAL USES" TO AMEND NUMBER (13) REGARDING BAR OR DRINKING ESTABLISHMENT; PROVIDING SEVERABILITY, REPEALING AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF 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 5.2.4.** The Ennis Unified Development Ordinance, Article V, Section 5.2, "Additional Use Standards," Section 5.2.4 "Commercial Uses," is amended to read as follows:

(13) Bar or Drinking Establishment: Bars as defined in Article X: Definitions shall only be permitted with an SUP in the Downtown District in accordance with the Ennis City Code.

**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 All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance.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 November, 2022.



ANGELINE JUENEMANN, Mayor

ATTEST:



ANGIE WADE, City Secretary



- plan.
- ii. Shall meet the design standards for drive-thru uses in the Special District Design standards in **Article VI: Building and Urban Design Standards**.
  - (d) Specific to the KC district: Shall meet the design standards for drive-thru uses in the Special District Design standards in **Article VI: Building and Urban Design Standards**.
- (12) Alternative Finance Institution (Non-depository financial institution):
- (a) No Alternative Financial Institution shall be located within 1,000 feet, measured from property line to property line, of any other alternative financial institution.
  - (b) No Alternative Financial Institution shall be located within 400 feet, measured from property line to property line, of a lot zoned or used for residential purposes.
  - (c) No Alternative Financial Institution shall be located within 500 feet of I-45, SH 287 and/or SH Bypass 287, measured from the right-of-way line to property line.
  - (d) An Alternative Financial Institution may only be a principal use that requires an SUP. An alternative financial establishment may not be considered as an accessory use.
- (13) Bar or Drinking Establishment: Bars as defined in **Article X: Definitions** shall only be permitted with an SUP in the Downtown District in accordance to City Ordinances.
- (14) Restaurant with outdoor or sidewalk service:
- (a) Shall meet the design standards for sidewalk cafes in **Article VI: Building and Urban Design Standards**.
- (15) Bed and Breakfast Establishment:
- (a) Number of guest rooms is limited to five (5).
  - (b) Parking shall meet standards in **Article VII: Site Design and Development Standards**.
  - (c) Cooking facilities in guest rooms are not allowed.
  - (d) Individual guest occupancy is limited to no more than fourteen (14) consecutive days within any thirty (30) day period.
  - (e) Signs shall meet the City of Ennis Sign Ordinance.
  - (f) Health and Safety Considerations: Shall meet all adopted city, county, and state regulations regarding applicable fire code, health safety including food handling permit requirements.
- (16) Offices for business, professional, or technical services:
- (a) In the Business Park (BP) and Special District Transition Zones, office buildings may include areas for customarily incidental retail and personal service uses such 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.
- (17) Offices for administrative services:
- (a) In the Business Park (BP) and Special District Transition Zones, office buildings may include areas for customarily incidental retail and personal service uses such

# PROPOSED CHANGE

ADOPTED

April 2018

**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							
		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	RMU			KC									
	Recreational and consumer goods rental													■		■							■					■				
	Commercial and industrial machinery leasing and rental																□	■														
	Video, music, or software rental														■		■											■			■	
Food and Beverage Services	Bar or drinking establishment																														Sec. 5.2.4 (13)	
	Full-service restaurant														■	■	■											■			■	
	Café or self-service restaurant														■	■	■											■			■	
	Restaurant with take-out or delivery only														■	■	■											■			■	