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ORDINANCE NO. 26-1020-G2

AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, AMENDING THE ENNIS UNIFIED DEVELOPMENT ORDINANCE TO DEFINE AND REGULATE DRONE DELIVERY HUBS OR STATIONS BY AMENDING: 1) ARTICLE V "USE STANDARDS," SECTION 5.1.5 "TABLE OF ALLOWED USES," TO ADD "DRONE DELIVERY HUB OR STATION (SMALL)" AND "DRONE DELIVERY HUB OR STATION (LARGE)"; SECTION 5.2 "ADDITIONAL USE STANDARDS," SUBSECTION 5.2.5 "INDUSTRIAL USES," TO ADD "(7) DRONE DELIVERY HUBS OR STATIONS"; SECTION 5.3 "ACCESSORY USES AND STRUCTURES," SUBSECTION 5.3.4 "TABLE OF ACCESSORY USES AND STRUCTURES" TO ADD "DRONE DELIVERY HUB OR STATION (SMALL)"; 2) ARTICLE VII "SITE DESIGN AND DEVELOPMENT STANDARDS," SECTION 7.2 OFF STREET PARKING, SUBSECTION 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)"; AND 3) ARTICLE XI "DEFINITIONS," SECTION 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"; PROVIDING SEVERABILITY, REPEALING AND SAVINGS CLAUSES; PENALTY CLAUSE; 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 Planning and Zoning Commission of the City (the "Planning and Zoning Commission") has recommended to the City Commission to approve amendments to 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 5.1.5. The Ennis Unified Development Ordinance, Article V. "Use Standards," Section 5.1.5 "Table of Allowed Uses" is amended to add "Drone Delivery Hub or Station (Small)" and "Drone Delivery Hub or Station (Large)" under the "Transportation Related Uses" to reflect the changes made to Section 5.2.5 (7) as shown in **Exhibit A**.

Section 3. Amendment to Section 5.2.5. The Ennis Unified Development Ordinance, Article V. "Use Standards," Section 5.2 "Additional Use Standards," Subsection 5.2.5 "Industrial Uses" is amended to add subsection 7 "Drone Delivery Hubs or Stations" and to read as follows:

5.2.5 - Industrial Uses

(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, school 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, school or hospital is located. The 500 feet buffer requirement may be reduced to 250 feet if City Commission finds in the issuance of the Specific Use Permit (SUP) that a reduced distance would not be detrimental or injurious to the public health, safety, or general welfare of the neighborhood, group living facility, public park, or hospital.

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, school 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) Drone Delivery Hub or Station (Small); and 2) 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. The launch equipment and landing or docking equipment within the drone staging area are exempt from this screening requirement.

Section 4. Amendment to Section 5.3.4. The Ennis Unified Development Ordinance, Article V. "Use Standards," Section 5.3 "Accessory Uses and Structures," Subsection 5.3.4 "Table of Accessory Uses and Structures" is amended to add the use type "Drone Delivery Hub or Station (Small)"to reflect the changes made to Section 5.2.5 (7) as shown in **Exhibit B**.

Section 5. Amendment to Section 7.2.3. The Ennis Unified Development Ordinance, Article VII. "Site Design and Development Standards," Section 7.2 "Off Street Parking," Subsection 7.2.3 "Off Street Parking Standards," Table 7.2-3a "Off-Street Parking Schedule A" is amended to add "Drone Delivery Hub or Station (Small)" and "Drone Delivery Hub or Station (Large)" under "Transportation Related Uses" and to read as follows:

Transportation Related Uses	USE TYPE	PARKING REQUIREMENT
	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.

Section 6. Amendment to Section 11.4.4. The Ennis Unified Development Ordinance, Article XI. "Definitions," Section 11.4.4 "Industrial Uses" is amended to add subsections 7, 8 and 9 to subsection E. "Transportation Related Uses" and to read as follows:

11.4.4 – Industrial Uses

E. TRANSPORTATION RELATED USES

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 55 pounds total take-off weight or greater, to distribute commercial goods by air, and may include those defined under Drone Delivery Hub or Station (Small). This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities. Large drone delivery hubs typically operate regionally and are associated with distribution warehouses or major fulfillment centers.

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.

Section 7. Cumulative/Repealer Clause. This Ordinance shall be cumulative of all ordinances of the City of Ennis, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances.

Section 8. Savings Clause. All rights and remedies of the City of Ennis, Texas, are expressly saved as to any and all violations of the provisions of the Ordinance or any other ordinance which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

Section 9. 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. 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 10. Penalty. Any person, firm, partnership, or corporation found violating any provision of the Code of Ordinances of the City of Ennis, Texas, upon conviction, shall be deemed guilty of a misdemeanor and shall be punished by a fine set forth in Section 1-14 of the Code of Ordinances. Any person, firm, partnership, or corporation found violating any provision of the Unified Development Ordinance shall be subject to the penalties and remedies provided in the Unified Development Ordinance. Each day that a provision of this Ordinance is violated shall constitute a separate and distinct offense.

Section 11. 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.

DULY ADOPTED by the City Commission of the City of Ennis, Texas, on the 20th day of October, 2026.



LYNDA ISBELL, Mayor

ATTEST:

BETHANY PREWITT, City Secretary

EXHIBIT "A"

SECTION 5.1.5
TABLE OF ALLOWED USES

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)															■	■								

EXHIBIT "B"

SECTION 5.3.4
TABLE OF ACCESSORY USES AND STRUCTURES

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)