



ORDINANCE NO. 25-0603-F1

AN ORDINANCE OF THE CITY OF ENNIS, TEXAS, AMENDING THE ENNIS UNIFIED DEVELOPMENT ORDINANCE TO FURTHER DELINEATE THE REGULATION OF TRUCK STOP: ARTICLE V. "USE STANDARDS," SECTION 5.2.4 "COMMERCIAL USES" TO ADD SUBSECTION 21 "TRUCK STOP" AND SECTION 5.1.5 "TABLE OF ALLOWED USES" TO ADD TRUCK STOP; ARTICLE XI. "DEFINITIONS," SECTION 11.4.3 "COMMERCIAL USES" TO ADD A DEFINITION OF TRUCK STOP; ARTICLE VII. "SITE DESIGN AND DEVELOPMENT STANDARDS," SECTION 7.2.3 "OFF STREET PARKING STANDARDS," TABLE 7.2-3A "OFF-STREET PARKING SCHEDULE A" TO ADD "TRUCK STOP" UNDER "AUTO SALES, EQUIPMENT, AND REPAIR"; 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 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 11.4.3. The Ennis Unified Development Ordinance, Article XI. "Definitions," Section 11.4.3 "Commercial Uses" is amended to add subsection 11 to subsection D. "Auto-Related Sales and Service" and to read as follows:

11.4.3 - Commercial Uses

D. AUTO-RELATED SALES AND SERVICE

11. Truck Stop

An establishment engaged in the fueling, servicing, repair, and/or parking of tractor trucks and trailers, semitrailers, pole trailers, or commercial vehicles, including the sale of accessories and equipment for such vehicles.

A truck stop typically includes amenities such as laundry, overnight accommodations, shower, laundry facilities, and/or restaurant facilities primarily for the use of truck crews, and all of the typical conveniences for standard-sized automobile uses that one typically sees at a gas station.

For purposes of this definition, commercial vehicles are motor vehicles used to transport goods or passengers and have a gross combination weight rating of 26,001 pounds or more, including a towed unit exceeding 10,000 pounds.

Section 3. Amendment to Section 5.2.4. The Ennis Unified Development Ordinance, Article V. "Use Standards," Section 5.2.4 "Commercial Uses" is amended to add subsection 21 "Truck Stop" and to read as follows:

5.2.4 - Commercial Uses

(21) Truck Stop:

(a) Permitted only in the Heavy Industrial and Manufacturing (H-IM) District with a Specific Use Permit (SUP).

(b) Shall be subject to the following conditions: Shall not be located within 1,000 feet of any residential and multi-family uses, public or private schools, nursing homes and hospitals, measured in straight line, without regard to intervening structures or objects, from the nearest boundary of the lot where the use is conducted to the nearest boundary of the zoning district at issue.

(c) All permanent structures shall conform to the Corridor Commercial District standards and comply with all adopted city codes and ordinances

(d) Truck stop uses shall conform with and meet the standards in **ARTICLE VII: SITE DESIGN AND DEVELOPMENT STANDARDS.**

(e) Off-street vehicle parking shall meet the standards in **ARTICLE VII: SITE DESIGN AND DEVELOPMENT STANDARDS.**

For commercial truck parking, the applicant shall submit a Parking Analysis prepared by a traffic engineer to evaluate the parking needs of the proposed development and to ensure that the proposed parking supply meets anticipated demands. The Analysis shall address demand and capacity, safety and security, traffic flow, accessibility and accommodations and the installation of a Real Time Information System(s).

(f) Fire Safety and Protection shall meet the City's current Fire Code Standards and Public Works Infrastructure Standards.

(g) All applications for a truck stop shall be subject to the concept plan review procedure as outlined in Section 3.3.4, and in addition to the standards listed in Section 3.3.4, shall include all streets, driveways, utilities, any accessory buildings, screening, fencing and parking spaces.

Section 4. 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 "Truck Stop" under the "Auto Related Sales and Uses" to reflect the changes made to Section 5.2.4 (21) as shown in **Exhibit A**.

Section 5. Amendment to Section 7.2.3. The Ennis Unified Development Ordinance, Article VII. "Site Design and Development Standards," Section 7.2.3 "Off Street Parking Standards," Table 7.2-3a "Off-Street Parking Schedule A" is amended to add "Truck Stop" under "Auto Sales, Equipment, and Repair" and to read as follows:

Auto Sales, Equipment, and Repair	USE TYPE	PARKING REQUIREMENT
	Truck Stop	See Section 5.2.4(21)

Section 6. 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 7. 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 8. 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 9. 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 10. 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 3rd day of June, 2025.


KAMERON RABURN, Mayor

ATTEST:


ANGIE WADE, City Secretary



EXHIBIT “A”

SECTION 5.1.5: TABLE OF ALLOWED USES

PROPOSED AMENDMENT

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		
	Specialty vehicle sales, new															☐	■								
	Specialty vehicle sales, used																■								
	Auto repair and service, minor												■*			■*	■*			■*			■*		Sec. 5.2.4 (4)
	Auto repair and service, major												☐			■*	■*								Sec. 5.2.4 (5)
	Car and truck wash												■*			■*	■								Sec. 5.2.4 (6)
	Auto-related parts and accessory sales												■*			■	■			■*			■*		Sec. 5.2.4 (7)
	Any retail use with gasoline sales pumps												■*			■	■			■*			☐*		Sec. 5.2.4 (8)
	Truck Stop																	☐*							Sec. 5.24(21)
Retail Sales	Furniture and home furnishings														■	■				■			■		
	Building materials, Home and Garden Centers														■	■				■					