



CASE COVER SHEET

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: January 27, 2026

SUBJECT: Z2026-001; *Text Amendment to Article 04, Permissible Uses, of the UDC to Allow the Banquet Facility/Event Hall Land Use in a Light Industrial (LI) District*

On January 5, 2026, the City Council directed staff to amend the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) to allow the *Banquet Facility/Event Hall* land use in a Light Industrial (LI) District. This direction came in response to a request by Ron Hawkins of Land Art of Rockwall (*i.e. Honey Locus Farms*) to amend the Unified Development Code (UDC) to allow the land use in conjunction with the existing *Garden Supply/Plant Nursery* on the property at 4571 SH-276. Specifically, Mr. Hawkins was making the request in order to obtain a Certificate of Occupancy (CO) to add a *Banquet Facility/Event Hall* and a *Restaurant (i.e. a Coffee Shop)* to the property; however, the subject property was zoned Agricultural (AG) District, and none of the proposed land uses were permitted within the Agricultural (AG) District, with the exception of the *Garden Supply/Plant Nursery* that was in place at the time of annexation and is considered to be a legally non-conforming land use. Based on this, the subject property would need to be rezoned in order to facilitate Mr. Hawkins' request. The Future Land Use Map designates the subject property for *Technology/Employment* land uses, and that the most appropriate zoning for this property based on this designation would be the Light Industrial (LI) District. The issue with the Light Industrial (LI) District is that it does not allow the *Banquet Facility/Event Hall* land use. For more information concerning the appointment item from January 5, 2026, staff has provided a copy of the memorandum that was contained in the City Council's packet for this meeting.

Currently, the Unified Development Code (UDC) allows both the *Garden Center/Plant Nursery* and *Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In* land uses *by-right* in a Light Industrial (LI) District; however, the *Banquet Facility/Event Hall* land use is not a permitted land use in the Light Industrial (LI) District. The purpose for this is due to how these types of facilities operate and their parking requirements (*i.e. one [1] parking space per 100 SF of building area*), which are typically seen as being incompatible within areas that are zoned Light Industrial (LI) District. Recently, staff has observed a trend in older industrial areas where due to lack of tenant options, these areas have started to convert existing lease spaces to allow land uses that are more commercial in nature. Based on this trend, staff is of the opinion that changing the land use charts to allow the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in a Light Industrial (LI) District should not create an issue or inconsistencies with land uses. As a reminder, the Specific Use Permit (SUP) gives the City Council -- *upon recommendation from the Planning and Zoning Commission* -- the ability to approve a land use on a case-by-case basis, and consider any externalities that may exist in a particular area. The change that would need to be made to the Unified Development Code (UDC) is summarized below in *Table 1*.

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TABLE 1: PERMITTED LAND USE CHARTS [PROPOSED CHANGES SHOWN IN HIGHLIGHT]

LAND USE SCHEDULE	RESIDENTIAL DISTRICTS														MIXED USE DISTRICTS	NON-RESIDENTIAL DISTRICTS					OVERLAY DISTRICTS			
	Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District	
LEGEND:																								
	Land Use <i>NOT</i> Permitted <i>OR</i> for <i>Overlay Districts</i> Refer to Base Zoning District																							
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LAND USES																								
RETAIL AND PERSONAL SERVICES LAND USES																								
Banquet Facility/Event Hall													S			P	P	P	S					
Garden Supply/Plant Nursery														S	P	P	P	P						
Restaurant with less than 2,000 SF without Drive-Through or Drive-In												P	S	P	P	P	P	P	P					

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

- Planning and Zoning Commission Work Session: January 27, 2026
- Planning and Zoning Commission Public Hearing: February 10, 2026
- City Council Public Hearing/First Reading: February 17, 2026
- City Council Second Reading: March 2, 2026

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on January 27, 2026.

LAND USE SCHEDULE

LEGEND:

	Land Use <i>NOT</i> Permitted <i>OR</i> for Overlay Districts Refer to Base Zoning District
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LAND USES

	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference [Article 04, Permissible Uses]	RESIDENTIAL DISTRICTS										MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS					OVERLAY DISTRICTS					
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RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)																							
Alcoholic Beverage Package Sales	(1)	(1)													P		S	P	P	P	S				
Alcoholic Beverage Store	(2)	(2)													S				S	P					
Antique/Collectible Store	(3)														S		S	P	P	P					
Astrologer, Hypnotist, or Psychic	(4)														S	P	P	P	P	P					
Banquet Facility/Event Hall	(5)														S			P	P	P	S				
Portable Beverage Service Facility	(6)	(3)													S	S		S	S	S	S	P			
Brewpub	(7)														P		P	P	P	P	P	P			
Business School	(8)														P			P	P	P	P				
Catering Service	(9)														A		S	P	P	P	P				
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)													S		S	P	P	P	P	P			
Copy Center	(11)														P		P	P	P	P	P	P			
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)													S			S	S		P	P			
Incidental Display	(13)	(6)													P		P	P	P	P	P				
Food Trucks/Trailers	(14)	(7)													P	S	S	P	P	P	P	P			
Garden Supply/Plant Nursery	(15)																S	P	P	P	P				
General Personal Service	(16)	(8)													P		P	P	P	P	S				
General Retail Store	(17)														P	S	P	P	P	P	S	S			
Hair Salon and/or Manicurist	(18)														P	S	P	P	P	P	S				
Laundromat with Dropoff/Pickup Services	(19)														P		P	P	P	P	P	P			
Self-Service Laundromat	(20)														P		P	P	P	P	P	P			
Massage Therapist	(21)														P	P	P	P	P	P					
Private Museum or Art Gallery	(22)														P	P	S	P	P		P				
Night Club, Discotheque, or Dance Hall	(23)														S			S	P	P	S	S			



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
CC: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: January 5, 2026
SUBJECT: Appointment with Ron Hawkins of Land Art of Rockwall (*i.e. Honey Locus Farms*)

In response to a proactive case (*i.e. Case Number CE2025-6295*) by the Neighborhood Improvement Services (NIS) Division, the property owner -- Ron Hawkins of Land Art of Rockwall (*i.e. Honey Locus Farms*) -- met with staff on December 11, 2025. The purpose of this meeting was to discuss the *Banquet Facility/Event Hall and Restaurant (i.e. a Coffee Shop)* that had been established on the subject property in conjunction with the existing *Garden Supply/Plant Nursery* without obtaining a Certificate of Occupancy (CO). As discussed in this meeting, the subject property was zoned Agricultural (AG) District, and none of the proposed land uses were permitted within the Agricultural (AG) District, with the exception of the *Garden Supply/Plant Nursery* that was in place at the time of annexation and is considered to be a legally non-conforming land use. Staff also pointed out that the property was designated for *Technology/Employment Center* on the Future Land Use Map contained within the Comprehensive Plan, and that the most appropriate zoning for this property would be Light Industrial (LI) District under this designation. Staff also pointed out that based on current zoning cases and development in this area, this zoning/future land use designation was appropriate for the subject property. The issue with the Light Industrial (LI) District is that it does not allow the *Banquet Facility/Event Hall* land use. It was further discussed that to zone the subject property to a Commercial (C) District -- which would support all the requested land uses -- would be inconsistent with the plan and amount to *Spot Zoning*¹. After further discussing the issue with the property owner, staff determined that perhaps the best course of action was for staff to initiate an appointment with the City Council to propose a text amendment to the Unified Development Code (UDC) to allow the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in the Light Industrial (LI) District. Based on this, staff has included this item on the January 5, 2026 City Council agenda as an appointment with the property owner. In addition, staff has prepared a packet that contains all the requisite information, and this memorandum which contains a background on the subject property and a summary (*and rationale*) for the proposed code amendment.



FIGURE 1. MARCH 2013



FIGURE 2. JUNE 2025

¹: *Spot Zoning* refers to the practice of applying a zoning classification to a specific parcel or small area that is inconsistent with the surrounding zoning pattern and is primarily for the benefit of a particular property owner, rather than to advance the public health, safety, morals, or general welfare. *Spot Zoning* is not expressly prohibited in Texas, but zoning actions that meet the classic definition of *Spot Zoning* are legally vulnerable and must be supported by a clear, defensible public-interest rationale to withstand judicial scrutiny.

If the City Council, chooses to proceed with the text amendment -- *as outlined below by staff* -- the process to bring the subject property into conformance would include the following steps: [1] Text Amendment, [2] Zoning Change, [3] Specific Use Permit (SUP). After the completion of these steps the applicant would be required to amend the Certificate of Occupancy (CO), provide any necessary improvements to the subject property, and apply for building permits for any unpermitted work on the subject property.

BACKGROUND

The subject property is a 9.9398-acre tract of land (*i.e. Tract 3 of the J. H. Bailey Survey, Abstract No. 34*) that is zoned Agricultural (AG) District and is situated within the SH-276 Overlay (SH-276 OV) District. It was annexed on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District and was occupied with a legally non-conforming *Garden Supply/Plant Nursery* (*see Figure 1*). On April 21, 2009, the property owner -- *Ron Hawkins* -- applied for a Certificate of Occupancy (CO) for a *Nursery/Office* that included the outside storage of "...plants, soils, irrigations parts, fertilizer (seasonal), *[and]* mulch." On this application, the applicant indicated that the *Garden Supply/Plant Nursery* has been open since 1999. A copy of this Certificate of Occupancy (CO) application has been included in the attached packet. According to the City's *Permitting, Land, and Licensing Software*, other than a sign permit (*i.e. SGN2014-0088*) that expired prior to final inspection in 2014, no additional building permits have been issued for the subject property.

PROPOSED TEXT AMENDMENT

Currently, the Unified Development Code (UDC) allows both the *Garden Center/Plant Nursery* and *Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In* land uses *by-right* in a Light Industrial (LI) District; however, the *Banquet Facility/Event Hall* land use is not a permitted land use in the Light Industrial (LI) District. The purpose for this is due to how these types of facilities operate and their parking requirements (*i.e. one [1] parking space per 100 SF of building area*), which are typically seen as being incompatible within areas that are zoned Light Industrial (LI) District. Recently, staff has observed a trend in older industrial areas where due to lack of tenant options, these areas have started to convert existing lease spaces to allow land uses that are more commercial in nature. Based on this trend, staff is of the opinion that changing the land use charts to allow the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in a Light Industrial (LI) District shouldn't create an issue or inconsistencies with land uses. As a reminder, the Specific Use Permit (SUP) gives the City Council -- upon recommendation from the Planning and Zoning Commission -- the ability to approve a land use on a case-by-case basis, and considers any externalities that may exist in a particular area. The change that would need to be made to the Unified Development Code (UDC) is summarized below in *Table 1*.

TABLE 1: PERMITTED LAND USE CHARTS [PROPOSED CHANGES SHOWN IN HIGHLIGHT]

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Restaurant with less than 2,000 SF without Drive-Through or Drive-In																								
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CITY OF ROCKWALL

ORDINANCE NO. ~~26-XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AS DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] to create allow the *Banquet Facility/Event Hall* land use in the Light Industrial (LI) District; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. FINDINGS OF FACT. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. AMENDMENT. That Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 3. PENALTY OF FINE. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 4. REMAINING PROVISIONS UNCHANGED. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. EFFECTIVE DATE. That this ordinance shall take effect immediately from and after its passage.

SECTION 6. OPEN MEETINGS. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS
THE 2ND DAY OF MARCH, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 17, 2026

2nd Reading: March 2, 2026



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: February 10, 2026

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LAND USES

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			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)																							
Alcoholic Beverage Package Sales	(1)	(1)											P		S	P	P	P	S						
Alcoholic Beverage Store	(2)	(2)											S				S	P							
Antique/Collectible Store	(3)												S		S	P	P	P							
Astrologer, Hypnotist, or Psychic	(4)												S	P	P	P	P	P							
Banquet Facility/Event Hall	(5)												S			P	P	P	S						
Portable Beverage Service Facility	(6)	(3)											S	S		S	S	S	S	P					
Brewpub	(7)												P		P	P	P	P	P	P					
Business School	(8)												P			P	P	P	P						
Catering Service	(9)												A		S	P	P	P	P						
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)											S		S	P	P	P	P	P					
Copy Center	(11)												P		P	P	P	P	P	P					
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)											S			S	S		P	P					
Incidental Display	(13)	(6)											P		P	P	P	P	P						
Food Trucks/Trailers	(14)	(7)											P	S	S	P	P	P	P	P					
Garden Supply/Plant Nursery	(15)														S	P	P	P	P						
General Personal Service	(16)	(8)											P		P	P	P	P	S						
General Retail Store	(17)												P	S	P	P	P	P	S	S					
Hair Salon and/or Manicurist	(18)												P	S	P	P	P	P	S						
Laundromat with Dropoff/Pickup Services	(19)												P		P	P	P	P	P	P					
Self-Service Laundromat	(20)												P		P	P	P	P	P	P					
Massage Therapist	(21)												P	P	P	P	P	P							
Private Museum or Art Gallery	(22)												P	P	S	P	P		P						
Night Club, Discotheque, or Dance Hall	(23)												S			S	P	P	S	S					



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
CC: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: January 5, 2026
SUBJECT: Appointment with Ron Hawkins of Land Art of Rockwall (*i.e. Honey Locus Farms*)

In response to a proactive case (*i.e. Case Number CE2025-6295*) by the Neighborhood Improvement Services (NIS) Division, the property owner -- Ron Hawkins of Land Art of Rockwall (*i.e. Honey Locus Farms*) -- met with staff on December 11, 2025. The purpose of this meeting was to discuss the *Banquet Facility/Event Hall and Restaurant (i.e. a Coffee Shop)* that had been established on the subject property in conjunction with the existing *Garden Supply/Plant Nursery* without obtaining a Certificate of Occupancy (CO). As discussed in this meeting, the subject property was zoned Agricultural (AG) District, and none of the proposed land uses were permitted within the Agricultural (AG) District, with the exception of the *Garden Supply/Plant Nursery* that was in place at the time of annexation and is considered to be a legally non-conforming land use. Staff also pointed out that the property was designated for *Technology/Employment Center* on the Future Land Use Map contained within the Comprehensive Plan, and that the most appropriate zoning for this property would be Light Industrial (LI) District under this designation. Staff also pointed out that based on current zoning cases and development in this area, this zoning/future land use designation was appropriate for the subject property. The issue with the Light Industrial (LI) District is that it does not allow the *Banquet Facility/Event Hall* land use. It was further discussed that to zone the subject property to a Commercial (C) District -- which would support all the requested land uses -- would be inconsistent with the plan and amount to *Spot Zoning*¹. After further discussing the issue with the property owner, staff determined that perhaps the best course of action was for staff to initiate an appointment with the City Council to propose a text amendment to the Unified Development Code (UDC) to allow the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in the Light Industrial (LI) District. Based on this, staff has included this item on the January 5, 2026 City Council agenda as an appointment with the property owner. In addition, staff has prepared a packet that contains all the requisite information, and this memorandum which contains a background on the subject property and a summary (*and rationale*) for the proposed code amendment.



FIGURE 1. MARCH 2013



FIGURE 2. JUNE 2025

¹: *Spot Zoning* refers to the practice of applying a zoning classification to a specific parcel or small area that is inconsistent with the surrounding zoning pattern and is primarily for the benefit of a particular property owner, rather than to advance the public health, safety, morals, or general welfare. *Spot Zoning* is not expressly prohibited in Texas, but zoning actions that meet the classic definition of *Spot Zoning* are legally vulnerable and must be supported by a clear, defensible public-interest rationale to withstand judicial scrutiny.

If the City Council, chooses to proceed with the text amendment -- *as outlined below by staff* -- the process to bring the subject property into conformance would include the following steps: [1] Text Amendment, [2] Zoning Change, [3] Specific Use Permit (SUP). After the completion of these steps the applicant would be required to amend the Certificate of Occupancy (CO), provide any necessary improvements to the subject property, and apply for building permits for any unpermitted work on the subject property.

BACKGROUND

The subject property is a 9.9398-acre tract of land (*i.e. Tract 3 of the J. H. Bailey Survey, Abstract No. 34*) that is zoned Agricultural (AG) District and is situated within the SH-276 Overlay (SH-276 OV) District. It was annexed on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District and was occupied with a legally non-conforming *Garden Supply/Plant Nursery* (*see Figure 1*). On April 21, 2009, the property owner -- *Ron Hawkins* -- applied for a Certificate of Occupancy (CO) for a *Nursery/Office* that included the outside storage of "...plants, soils, irrigations parts, fertilizer (seasonal), *[and]* mulch." On this application, the applicant indicated that the *Garden Supply/Plant Nursery* has been open since 1999. A copy of this Certificate of Occupancy (CO) application has been included in the attached packet. According to the City's *Permitting, Land, and Licensing Software*, other than a sign permit (*i.e. SGN2014-0088*) that expired prior to final inspection in 2014, no additional building permits have been issued for the subject property.

PROPOSED TEXT AMENDMENT

Currently, the Unified Development Code (UDC) allows both the *Garden Center/Plant Nursery* and *Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In* land uses *by-right* in a Light Industrial (LI) District; however, the *Banquet Facility/Event Hall* land use is not a permitted land use in the Light Industrial (LI) District. The purpose for this is due to how these types of facilities operate and their parking requirements (*i.e. one [1] parking space per 100 SF of building area*), which are typically seen as being incompatible within areas that are zoned Light Industrial (LI) District. Recently, staff has observed a trend in older industrial areas where due to lack of tenant options, these areas have started to convert existing lease spaces to allow land uses that are more commercial in nature. Based on this trend, staff is of the opinion that changing the land use charts to allow the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in a Light Industrial (LI) District shouldn't create an issue or inconsistencies with land uses. As a reminder, the Specific Use Permit (SUP) gives the City Council -- upon recommendation from the Planning and Zoning Commission -- the ability to approve a land use on a case-by-case basis, and considers any externalities that may exist in a particular area. The change that would need to be made to the Unified Development Code (UDC) is summarized below in *Table 1*.

TABLE 1: PERMITTED LAND USE CHARTS [PROPOSED CHANGES SHOWN IN HIGHLIGHT]

LAND USE SCHEDULE	RESIDENTIAL DISTRICTS														MIXED USE DISTRICTS	NON-RESIDENTIAL DISTRICTS				OVERLAY DISTRICTS				
	Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District	
LEGEND:																								
Land Use <i>NOT</i> Permitted <i>OR</i> for <i>Overlay Districts</i> Refer to Base Zoning District																								
P	Land Use Permitted <i>By-Right</i>																							
P	Land Use Permitted with Conditions																							
S	Land Use Permitted Specific Use Permit (SUP)																							
X	Land Use Prohibited by Overlay District																							
A	Land Use Permitted as an Accessory Use																							
LAND USES																								
RETAIL AND PERSONAL SERVICES LAND USES																								
Banquet Facility/Event Hall													S			P	P	P	S					
Garden Supply/Plant Nursery															S	P	P	P	P					
Restaurant with less than 2,000 SF without Drive-Through or Drive-In												P	S	P	P	P	P	P	P					

CITY OF ROCKWALL

ORDINANCE NO. ~~26-XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, PERMISSIBLE USES, AS DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the City Council of the City of Rockwall to amend Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] to create allow the *Banquet Facility/Event Hall* land use in the Light Industrial (LI) District; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. FINDINGS OF FACT. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. AMENDMENT. That Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 3. PENALTY OF FINE. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 4. REMAINING PROVISIONS UNCHANGED. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 20-02], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. EFFECTIVE DATE. That this ordinance shall take effect immediately from and after its passage.

SECTION 6. OPEN MEETINGS. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS
THE 2ND DAY OF MARCH, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 17, 2026

2nd Reading: March 2, 2026

Exhibit 'A'
Article 04, Permissible Uses, of the
Unified Development Code (UDC)

LAND USES	RESIDENTIAL DISTRICTS										MIXED USE DISTRICTS			NON-RESIDENTIAL DISTRICTS				OVERLAY DISTRICTS					
	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District	
LAND USE DEFINITION REFERENCE Article 13, Definitions																							
CONDITIONAL USE REFERENCE Article 04, Permissible Uses																							
LAND USES																							
RETAIL AND PERSONAL SERVICES LAND USES																							
Alcoholic Beverage Package Sales																							
Alcoholic Beverage Store																							
Antique/Collectible Store																							
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General Personal Service																							
General Retail Store																							
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Laundromat with Dropoff/Pickup Services																							
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Private Museum or Art Gallery																							
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CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: February 17, 2026
SUBJECT: Z2026-001; *Text Amendment to Article 04, Permissible Uses, of the UDC to Allow the Banquet Facility/Event Hall Land Use in a Light Industrial (LI) District*

On January 5, 2026, the City Council directed staff to amend the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) to allow the *Banquet Facility/Event Hall* land use in a Light Industrial (LI) District. This direction came in response to a request by Ron Hawkins of Land Art of Rockwall (*i.e. Honey Locus Farms*) to amend the Unified Development Code (UDC) to allow the land use in conjunction with the existing *Garden Supply/Plant Nursery* on the property at 4571 SH-276. Specifically, Mr. Hawkins was making the request in order to obtain a Certificate of Occupancy (CO) to add a *Banquet Facility/Event Hall* and a *Restaurant (i.e. a Coffee Shop)* to the property; however, the subject property was zoned Agricultural (AG) District, and none of the proposed land uses were permitted within the Agricultural (AG) District, with the exception of the *Garden Supply/Plant Nursery* that was in place at the time of annexation and is considered to be a legally non-conforming land use. Based on this, the subject property would need to be rezoned in order to facilitate Mr. Hawkins' request. The Future Land Use Map designates the subject property for *Technology/Employment* land uses, and that the most appropriate zoning for this property based on this designation would be the Light Industrial (LI) District. The issue with the Light Industrial (LI) District is that it does not allow the *Banquet Facility/Event Hall* land use. For more information concerning the appointment item from January 5, 2026, staff has provided a copy of the memorandum that was contained in the City Council's packet for this meeting.

Currently, the Unified Development Code (UDC) allows both the *Garden Center/Plant Nursery* and *Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In* land uses *by-right* in a Light Industrial (LI) District; however, the *Banquet Facility/Event Hall* land use is not a permitted land use in the Light Industrial (LI) District. The purpose for this is due to how these types of facilities operate and their parking requirements (*i.e. one [1] parking space per 100 SF of building area*), which are typically seen as being incompatible within areas that are zoned Light Industrial (LI) District. Recently, staff has observed a trend in older industrial areas where due to lack of tenant options, these areas have started to convert existing lease spaces to allow land uses that are more commercial in nature. Based on this trend, staff is of the opinion that changing the land use charts to allow the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in a Light Industrial (LI) District should not create an issue or inconsistencies with land uses. As a reminder, the Specific Use Permit (SUP) gives the City Council -- *upon recommendation from the Planning and Zoning Commission* -- the ability to approve a land use on a case-by-case basis, and consider any externalities that may exist in a particular area. The change that would need to be made to the Unified Development Code (UDC) is summarized below in *Table 1*.

Continued on Next Page ...

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LEGEND:																									
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														S	P	P	P	P							
Restaurant with less than 2,000 SF without Drive-Through or Drive-In																									
												P	S	P	P	P	P	P	P						

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director brought the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. On February 10, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the text amendment by a vote of 7-0.

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the City Council have any questions staff will be available at the meeting on February 17, 2026.

LAND USE SCHEDULE

LEGEND:

	Land Use <i>NOT</i> Permitted <i>OR</i> for Overlay Districts Refer to Base Zoning District
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
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A	Land Use Permitted as an Accessory Use

LAND USES

LAND USES	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference [Article 04, Permissible Uses]	RESIDENTIAL DISTRICTS										MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS					OVERLAY DISTRICTS					
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RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)																							
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Alcoholic Beverage Store	(2)	(2)											S				S	P							
Antique/Collectible Store	(3)												S		S	P	P	P							
Astrologer, Hypnotist, or Psychic	(4)												S	P	P	P	P	P							
Banquet Facility/Event Hall	(5)												S			P	P	P	S						
Portable Beverage Service Facility	(6)	(3)											S	S		S	S	S	S	P					
Brewpub	(7)												P		P	P	P	P	P	P					
Business School	(8)												P			P	P	P	P						
Catering Service	(9)												A		S	P	P	P	P						
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)											S		S	P	P	P	P	P					
Copy Center	(11)												P		P	P	P	P	P	P					
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)											S			S	S		P	P					
Incidental Display	(13)	(6)											P		P	P	P	P	P						
Food Trucks/Trailers	(14)	(7)											P	S	S	P	P	P	P	P					
Garden Supply/Plant Nursery	(15)														S	P	P	P	P						
General Personal Service	(16)	(8)											P		P	P	P	P	S						
General Retail Store	(17)												P	S	P	P	P	P	S	S					
Hair Salon and/or Manicurist	(18)												P	S	P	P	P	P	S						
Laundromat with Dropoff/Pickup Services	(19)												P		P	P	P	P	P	P					
Self-Service Laundromat	(20)												P		P	P	P	P	P	P					
Massage Therapist	(21)												P	P	P	P	P	P							
Private Museum or Art Gallery	(22)												P	P	S	P	P		P						
Night Club, Discotheque, or Dance Hall	(23)												S			S	P	P	S	S					



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TO: Mayor and City Council
CC: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: January 5, 2026
SUBJECT: Appointment with Ron Hawkins of Land Art of Rockwall (*i.e. Honey Locus Farms*)

In response to a proactive case (*i.e. Case Number CE2025-6295*) by the Neighborhood Improvement Services (NIS) Division, the property owner -- *Ron Hawkins of Land Art of Rockwall (i.e. Honey Locus Farms)* -- met with staff on December 11, 2025. The purpose of this meeting was to discuss the *Banquet Facility/Event Hall and Restaurant (i.e. a Coffee Shop)* that had been established on the subject property in conjunction with the existing *Garden Supply/Plant Nursery* without obtaining a Certificate of Occupancy (CO). As discussed in this meeting, the subject property was zoned Agricultural (AG) District, and none of the proposed land uses were permitted within the Agricultural (AG) District, with the exception of the *Garden Supply/Plant Nursery* that was in place at the time of annexation and is considered to be a legally non-conforming land use. Staff also pointed out that the property was designated for *Technology/Employment Center* on the Future Land Use Map contained within the Comprehensive Plan, and that the most appropriate zoning for this property would be Light Industrial (LI) District under this designation. Staff also pointed out that based on current zoning cases and development in this area, this zoning/future land use designation was appropriate for the subject property. The issue with the Light Industrial (LI) District is that it does not allow the *Banquet Facility/Event Hall* land use. It was further discussed that to zone the subject property to a Commercial (C) District -- *which would support all the requested land uses* -- would be inconsistent with the plan and amount to *Spot Zoning*¹. After further discussing the issue with the property owner, staff determined that perhaps the best course of action was for staff to initiate an appointment with the City Council to propose a text amendment to the Unified Development Code (UDC) to allow the *Banquet Facility/Event Hall* land use by Specific Use Permit (SUP) in the Light Industrial (LI) District. Based on this, staff has included this item on the January 5, 2026 City Council agenda as an appointment with the property owner. In addition, staff has prepared a packet that contains all the requisite information, and this memorandum which contains a background on the subject property and a summary (*and rationale*) for the proposed code amendment.



FIGURE 1. MARCH 2013



FIGURE 2. JUNE 2025

¹: *Spot Zoning* refers to the practice of applying a zoning classification to a specific parcel or small area that is inconsistent with the surrounding zoning pattern and is primarily for the benefit of a particular property owner, rather than to advance the public health, safety, morals, or general welfare. *Spot Zoning* is not expressly prohibited in Texas, but zoning actions that meet the classic definition of *Spot Zoning* are legally vulnerable and must be supported by a clear, defensible public-interest rationale to withstand judicial scrutiny.

If the City Council, chooses to proceed with the text amendment -- as outlined below by staff -- the process to bring the subject property into conformance would include the following steps: [1] Text Amendment, [2] Zoning Change, [3] Specific Use Permit (SUP). After the completion of these steps the applicant would be required to amend the Certificate of Occupancy (CO), provide any necessary improvements to the subject property, and apply for building permits for any unpermitted work on the subject property.

BACKGROUND

The subject property is a 9.9398-acre tract of land (i.e. Tract 3 of the J. H. Bailey Survey, Abstract No. 34) that is zoned Agricultural (AG) District and is situated within the SH-276 Overlay (SH-276 OV) District. It was annexed on December 22, 2008 by Ordinance No. 08-65 [Case No. A2008-003]. At the time of annexation, the subject property was zoned Agricultural (AG) District and was occupied with a legally non-conforming Garden Supply/Plant Nursery (see Figure 1). On April 21, 2009, the property owner -- Ron Hawkins -- applied for a Certificate of Occupancy (CO) for a Nursery/Office that included the outside storage of "...plants, soils, irrigations parts, fertilizer (seasonal), [and] mulch." On this application, the applicant indicated that the Garden Supply/Plant Nursery has been open since 1999. A copy of this Certificate of Occupancy (CO) application has been included in the attached packet. According to the City's Permitting, Land, and Licensing Software, other than a sign permit (i.e. SGN2014-0088) that expired prior to final inspection in 2014, no additional building permits have been issued for the subject property.

PROPOSED TEXT AMENDMENT

Currently, the Unified Development Code (UDC) allows both the Garden Center/Plant Nursery and Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In land uses by-right in a Light Industrial (LI) District; however, the Banquet Facility/Event Hall land use is not a permitted land use in the Light Industrial (LI) District. The purpose for this is due to how these types of facilities operate and their parking requirements (i.e. one [1] parking space per 100 SF of building area), which are typically seen as being incompatible within areas that are zoned Light Industrial (LI) District. Recently, staff has observed a trend in older industrial areas where due to lack of tenant options, these areas have started to convert existing lease spaces to allow land uses that are more commercial in nature. Based on this trend, staff is of the opinion that changing the land use charts to allow the Banquet Facility/Event Hall land use by Specific Use Permit (SUP) in a Light Industrial (LI) District shouldn't create an issue or inconsistencies with land uses. As a reminder, the Specific Use Permit (SUP) gives the City Council -- upon recommendation from the Planning and Zoning Commission -- the ability to approve a land use on a case-by-case basis, and considers any externalities that may exist in a particular area. The change that would need to be made to the Unified Development Code (UDC) is summarized below in Table 1.

TABLE 1: PERMITTED LAND USE CHARTS [PROPOSED CHANGES SHOWN IN HIGHLIGHT]

LAND USE SCHEDULE	RESIDENTIAL DISTRICTS														MIXED USE DISTRICTS	NON-RESIDENTIAL DISTRICTS				OVERLAY DISTRICTS				
	Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District	
LEGEND:																								
Land Use NOT Permitted OR for Overlay Districts Refer to Base Zoning District																								
P	Land Use Permitted By-Right																							
P	Land Use Permitted with Conditions																							
S	Land Use Permitted Specific Use Permit (SUP)																							
X	Land Use Prohibited by Overlay District																							
A	Land Use Permitted as an Accessory Use																							
LAND USES																								
RETAIL AND PERSONAL SERVICES LAND USES																								
Banquet Facility/Event Hall													S			P	P	P	S					
Garden Supply/Plant Nursery															S	P	P	P	P					
Restaurant with less than 2,000 SF without Drive-Through or Drive-In												P	S	P	P	P	P	P	P					

CITY OF ROCKWALL

ORDINANCE NO. ~~26-XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, PERMISSIBLE USES, AS DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the City Council of the City of Rockwall to amend Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] to create allow the *Banquet Facility/Event Hall* land use in the Light Industrial (LI) District; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. FINDINGS OF FACT. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. AMENDMENT. That Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 3. PENALTY OF FINE. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 4. REMAINING PROVISIONS UNCHANGED. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 20-02], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. EFFECTIVE DATE. That this ordinance shall take effect immediately from and after its passage.

SECTION 6. OPEN MEETINGS. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS
THE 2ND DAY OF MARCH, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 17, 2026

2nd Reading: March 2, 2026

Exhibit 'A'
Article 04, Permissible Uses, of the
Unified Development Code (UDC)

LAND USES	RESIDENTIAL DISTRICTS										MIXED USE DISTRICTS			NON-RESIDENTIAL DISTRICTS				OVERLAY DISTRICTS					
	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District	
LAND USE DEFINITION REFERENCE Reference Article 13, Definitions																							
CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses																							
LAND USES																							
RETAIL AND PERSONAL SERVICES LAND USES																							
Alcoholic Beverage Package Sales																							
Alcoholic Beverage Store																							
Antique/Collectible Store																							
Astrologer, Hypnotist, or Psychic																							
Banquet Facility/Event Hall																							
Portable Beverage Service Facility																							
Brewpub																							
Business School																							
Catering Service																							
Temporary Christmas Tree Sales Lot, and/or Similar Uses																							
Copy Center																							
Craft/Micro Brewery, Distillery and/or Winery																							
Incidental Display																							
Food Trucks/Trailers																							
Garden Supply/Plant Nursery																							
General Personal Service																							
General Retail Store																							
Hair Salon and/or Manicurist																							
Laundromat with Dropoff/Pickup Services																							
Self-Service Laundromat																							
Massage Therapist																							
Private Museum or Art Gallery																							
Night Club, Discotheque, or Dance Hall																							