

CITY OF ROCKWALL

ORDINANCE NO. 26-06

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.

Mark Moeller

Mark Moeller, Mayor Pro Tem

ATTEST:

Kristy Teague
Kristy Teague, City Secretary



APPROVED AS TO FORM:

Frank J. Garza
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 USE SCHEDULE		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				
				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 USES			2.02(F)																						
RETAIL AND PERSONAL SERVICES LAND USES			2.03(F)																						
	Alcoholic Beverage Package Sales		[11]	[11]																					
	Alcoholic Beverage Store		[12]	[12]																					
	Antique/Collectible Store		[13]	[13]																					
	Astrologer, Hypnotist, or Psychic		[14]	[14]																					
	Banquet Facility/Event Hall		[15]	[15]																					
	Portable Beverage Service Facility		[16]	[16]																					
	Brewpub		[17]	[17]																					
	Business School		[18]	[18]																					
	Catering Service		[19]	[19]																					
	Temporary Christmas Tree Sales Lot and/or Similar Uses		[20]	[20]																					
	Copy Center		[21]	[21]																					
	Craft/Micro Brewery, Distillery and/or Winery		[22]	[22]																					
	Incidental Display		[23]	[23]																					
	Food Trucks/Trailers		[24]	[24]																					
	Garden Supply/Plant Nursery		[25]	[25]																					
	General Personal Service		[26]	[26]																					
	General Retail Store		[27]	[27]																					
	Hair Salon and/or Manicurist		[28]	[28]																					
	Laundromat with Dropoff/Pickup Services		[29]	[29]																					
	Self-Service Laundromat		[30]	[30]																					
	Massage Therapist		[31]	[31]																					
	Private Museum or Art Gallery		[32]	[32]																					
	Night Club, Discotheque, or Dance Hall		[33]	[33]																					