CASE COVER SHEET

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

PLANNING & ZONING CASE NO. Z2024-034

PLANNING & ZONING FEE $ 215.00

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

On August 13, 2024, the Planninng and Zoning Commission approved a motion to deny the Specific Use Permit by a vote of 3-2, with Commissioners Hustings and Hagaman dissenting and Commissioners Conway and Thompson absent.

CITY COUNCIL READING #1

On August 19, 2024, the City Council approved a motion to deny the Specific Use Permit by a vote of 7-0.

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
(1) The Subject Property shall conform to the information provided within the Short-Term Rental Permit Application depicted in Exhibits 'B' of this ordinance.
(2) After the issuance of a Short-Term Rental Permit and Registration by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, Specific Use Permit (SUP), of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC).
(2) Upon obtaining a Short-Term Rental Permit and Registration, should the property owner/responsible party operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), Revocation, of Article 11, Development Applications and Revision Procedures, of the Unified Development Code (UDC) [Ordinance No. 20-02].

NOTES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:
CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	161 Walnut Lane				
SUBDIVISION	Windmill Ridge Estates 4-B	LOT	28	BLOCK	A
GENERAL LOCATION	Horizon & Tubbs				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	Residence
PROPOSED ZONING		PROPOSED USE	Short Term Rental
ACREAGE	.198	LOTS [CURRENT]	LOTS [PROPOSED]

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	Kari J'Layne Mayfield	☐ APPLICANT	
CONTACT PERSON	J'Layne Mayfield	CONTACT PERSON	
ADDRESS	161 Walnut Lane	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	
PHONE	972 814 4807	PHONE	
E-MAIL	jaynemayfield@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kari J. Mayfield [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ ____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF July, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th *DAY OF* July, 2024

OWNER'S SIGNATURE Kari J'Layne Mayfield

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tracy Barnett

TRACY MICHELLE BARNETT
Notary Public, State of Texas
Comm. Expires 10-20-2024
Notary ID 11267693

MY COMMISSION EXPIRES

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
RECEIVED BY:
DATE RECEIVED:
STR PERMIT NO.

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

KJM I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.

KJM I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.

KJM I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.

KJM I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.

KJM I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and -- *as the owner of the subject property* -- it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

☒ New Registration | ☐ Renewal of an Existing Registration

Was this property being used as a short-term rental prior to April 1, 2024? ☐ Yes | ☐ No

PROPERTY INFORMATION [PLEASE PRINT]

Address 1161 Walnut Lane; Rockwall 75032 Zoning
Subdivision Windmill Ridge Lot Block
General Location Horizon & Tubbs

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

☐ *SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or portion thereof* -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.

☐ *SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).

☐ *SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM)*. An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) -- *or a portion thereof* -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name Kaci J'Layne Mayfield Phone 972.814.4807
Mailing Address 1161 Walnut Lane City Rockwall State TX Zip Code 75032
Email jlaynemayfield@gmail.com

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☒ Same as Property Owner

Name Phone
Mailing Address City State Zip Code
Email

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- ☐ *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- ☐ *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- ☐ *PICTURES*. Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures -- *one (1) per each façade of a structure* -- and any on-site amenities.
- ☐ *COMMERCIAL INSURANCE*. Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (*or an equivalent*) coverage of a minimum of $500,000.00 per occurrence coverage and an aggregate of $1,000,000.000.
- ☐ *DRIVER LICENSE*. A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ☐ *ADVERTISING*. All advertising for the *Short-Term Rental – including online or on a proprietary website, application, or other technology* -- will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- ☐ *PARKING*. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- ☐ *EVACUATION PLAN*. [*ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR*] An evacuation plan showing how to exit the building has been posted on the front door.
- ☐ *TEMPORARY STRUCTURES*. There are *no* temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
- ☐ *TRASH/RUBBISH/SOLID WASTE*. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste -- *bagged or otherwise* -- placed on the ground.
- ☐ *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- ☐ *FIRE EXTINGUISHER*. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- ☐ *SMOKE AND CARBON MONOXIDE DETECTORS*. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- ☐ *INGRESS/EGRESS*. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
- ☐ *SLEEPING ACCOMODATION*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- ☐ *TENANT NOTIFICATION*. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [*1*] the property owner's and/or the *Responsible Party's* contact information and phone number; [*2*] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [*3*] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [*4*] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

Good morning, thank you for taking the time to review my request for a special permit, allowing me to have and maintain my short term rental.

I understand there was a deadline for submitting before July 1. However, the first week of May we found out that my sweet young niece had a very aggressive form of breast cancer. She has two young children, one boy that just turned one years old and a four year-old daughter. As you can imagine, the family was devastated and we all tried to Pitchin and help with food and caring for the kids, as well as helping her get to doctor visits and such. Not to mention the debilitating depression that comes with receiving such horrific news.

By the time I got back home and got back to clearing off things that needed to be accomplished I realized I had missed the deadline. I immediately called the city finding out what steps needed to be done and was told that it would be best if I spoke with Ryan, who was at that point on vacation due to the Fourth of July holiday. I waited until Monday and immediately went to speak to Ryan face-to-face. I was told that at that point there wasn't much more I could do other than to request a special use permit.

I was one of the very first Airbnbs in Rockwall and have an excellent rating as a super host. I do not allow parties and I am very diligent about checking in with my neighbors to make sure that everything has gone well and to let them know that if there's ever an issue to please contact me. My neighbor across the street has never been friendly with me and has definitely called the police several times on every other resident in the neighborhood. However, she has even seemed to be OK with the fact that I am doing the Airbnb and we have developed a great relationship , she appreciates the fact that I keep my house looking immaculate inside and out.

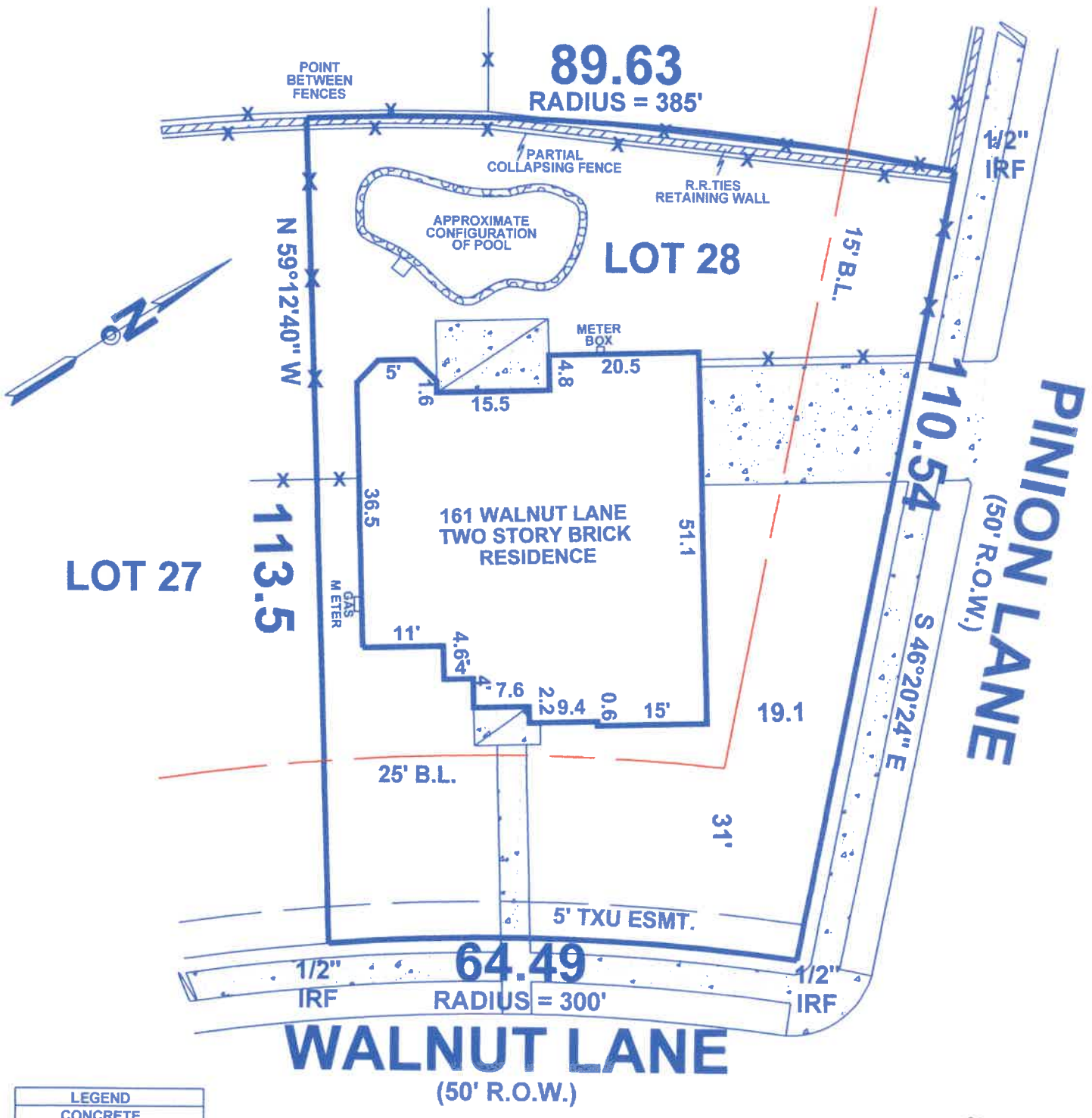
I am hoping that you will show a little grace and understand that I put family first above all else and that I will hopefully not be penalized for my lack of attention in this matter .

Please see the attached photos of my exterior and the quote for commercial insurance. Please let me know if there are any additional item needed before the July 30th meeting.

STADIA
LAND SURVEYING INC.

10 / 24 / 11

No. 161 WALNUT LANE in the city of ROCKWALL, ROCKWALL COUNTY, Texas.
Lot No. 28, Block No. A of
WINDMILL RIDGE ESTATES NO. IV-B, an addition to the
City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the REPLAT
thereof recorded in CABINET E, SLIDE 139-140, PLAT records ROCKWALL County, Texas.



LEGEND
CONCRETE
FENCING
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
IRF - IRON ROD FOUND
IRS - IRON ROD SET
R.O.W.- RIGHT OF WAY

NOTE: THE FOLLOWING EASEMENTS RECORDED IN VOL. 54, PG. 512, VOL. 147, PG. 914, VOL. 166, PG. 225, VOL. 198, PG. 909, VOL. 209, PG. 326, VOL. 64, PG. 313, VOL. 133, PG. 3, VOL. 195, PG. 698, VOL. 136, PG. 78, VOL. 2499, PG. 136 & VOL. 1005, PG. 235, R.P.R.R.C.T.; DOES NOT TO MY KNOWLEDGE AND BELIEF AFFECT THIS LOT.

STATE OF TEXAS
REGISTERED
JIMMY E. POGUE
5592
PROFESSIONAL
LAND SURVEYOR

JIMMY E. POGUE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5592

STADIA LAND SURVEYING, INC.
P.O. BOX 1886
RED OAK, TEXAS 75154
PHONE (972) 617 - 9988
FAX: (972) 617 - 6809
stadiasurveying@sbcglobal.net

SURVEY ONLY VALID WITH ORIGINAL SEAL AND SIGNATURE

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY, AS DETERMINED BY ON THE GROUND SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF ABOVE GROUND BUILDINGS AND ABOVE GROUND IMPROVEMENTS ARE AS SHOWN, ALL ABOVE GROUND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY AS SHOWN.

EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

Scale 1" = 20'

Date 10 / 24 / 11

JOB No: 0632-11

This survey was performed EXCLUSIVELY for and in connection with the transaction described in GF. No. 2681803-1 of LENDING EDGE MORTGAGE Title Company. Use of this survey for any other purpose or by any other parties shall be strictly prohibited as this survey is a copyright owned by STADIA LAND SURVEYING, Inc. , and all other uses are forbidden, without prior written consent of STADIA LAND SURVEYING, Inc. ©

3:15
◀ Gmail
5G

Allstate | Personalized Insurance Proposal℠

Summary | Coverage | Agency

161 Walnut Ln, Rockwall, TX 75032

Term	Estimated Premium
12 months	**$4,469.64**

Coverage	Premium
Burglary Selected	Included
Vandalism Selected	Included
Dwelling Protection $449,236	$4,433.64
Liability Protection $500,000 per occurrence	$36.00
Premises Medical Protection	Included

myproposal.allstate.com
66






TEXAS
SJG-9397


161

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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DIRECTOR OF PLANNING:
CITY ENGINEER:

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SUBDIVISION	Windmill Ridge Estates 4-B	LOT	28	BLOCK	A
GENERAL LOCATION	Horizon & Tubbs				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	Residence
PROPOSED ZONING		PROPOSED USE	Short Term Rental
ACREAGE	.198	LOTS [CURRENT]	LOTS [PROPOSED]

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OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	Kari J'Layne Mayfield	☐ APPLICANT	
CONTACT PERSON	J'Layne Mayfield	CONTACT PERSON	
ADDRESS	161 Walnut Lane	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	
PHONE	972 814 4807	PHONE	
E-MAIL	jaynemayfield@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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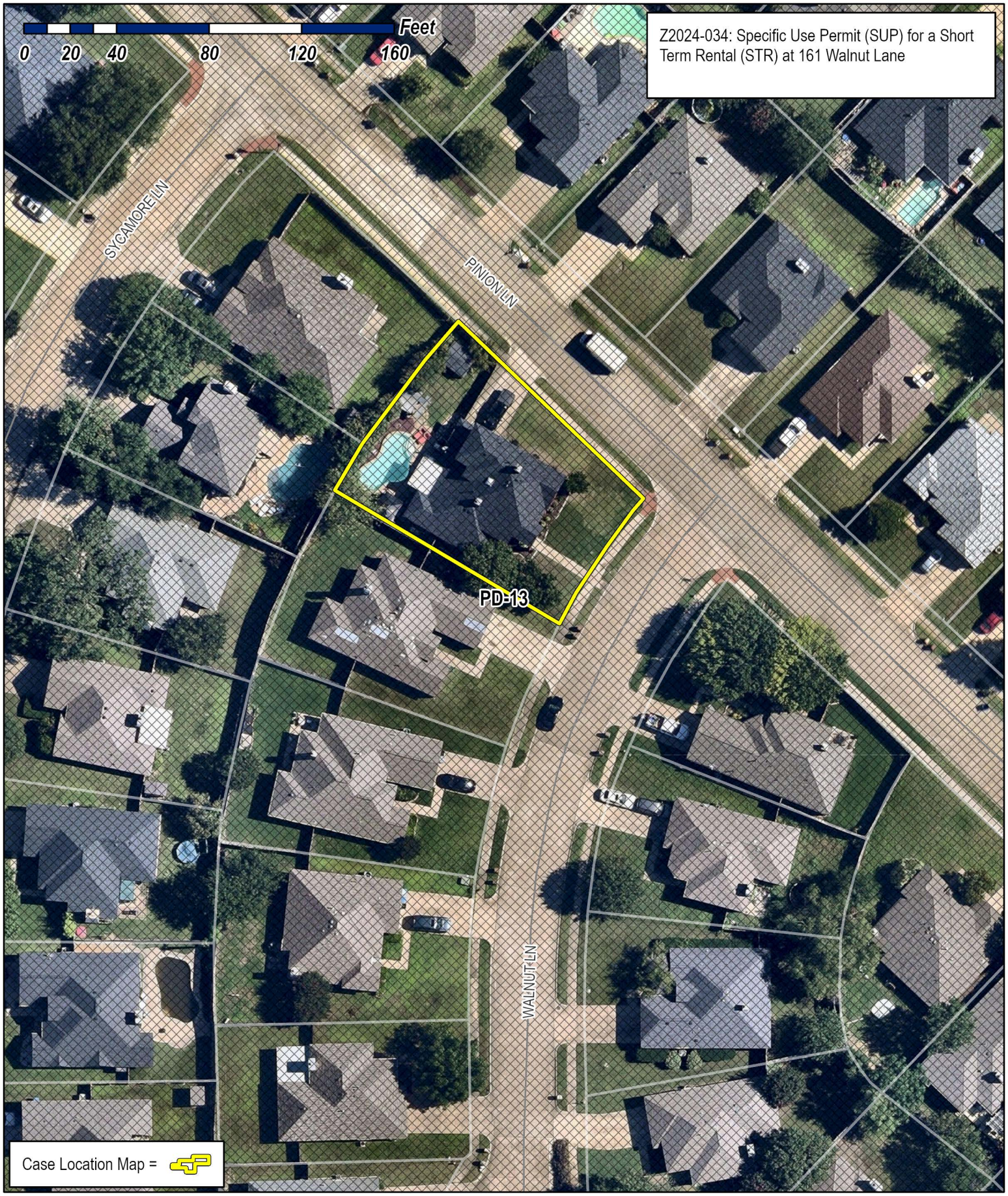
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th *DAY OF* July, 2024

OWNER'S SIGNATURE Kari J'Layne Mayfield

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tracy Barnett

TRACY MICHELLE BARNETT
Notary Public, State of Texas
Comm. Expires 10-20-2024
Notary ID 11267693

MY COMMISSION EXPIRES



City of Rockwall

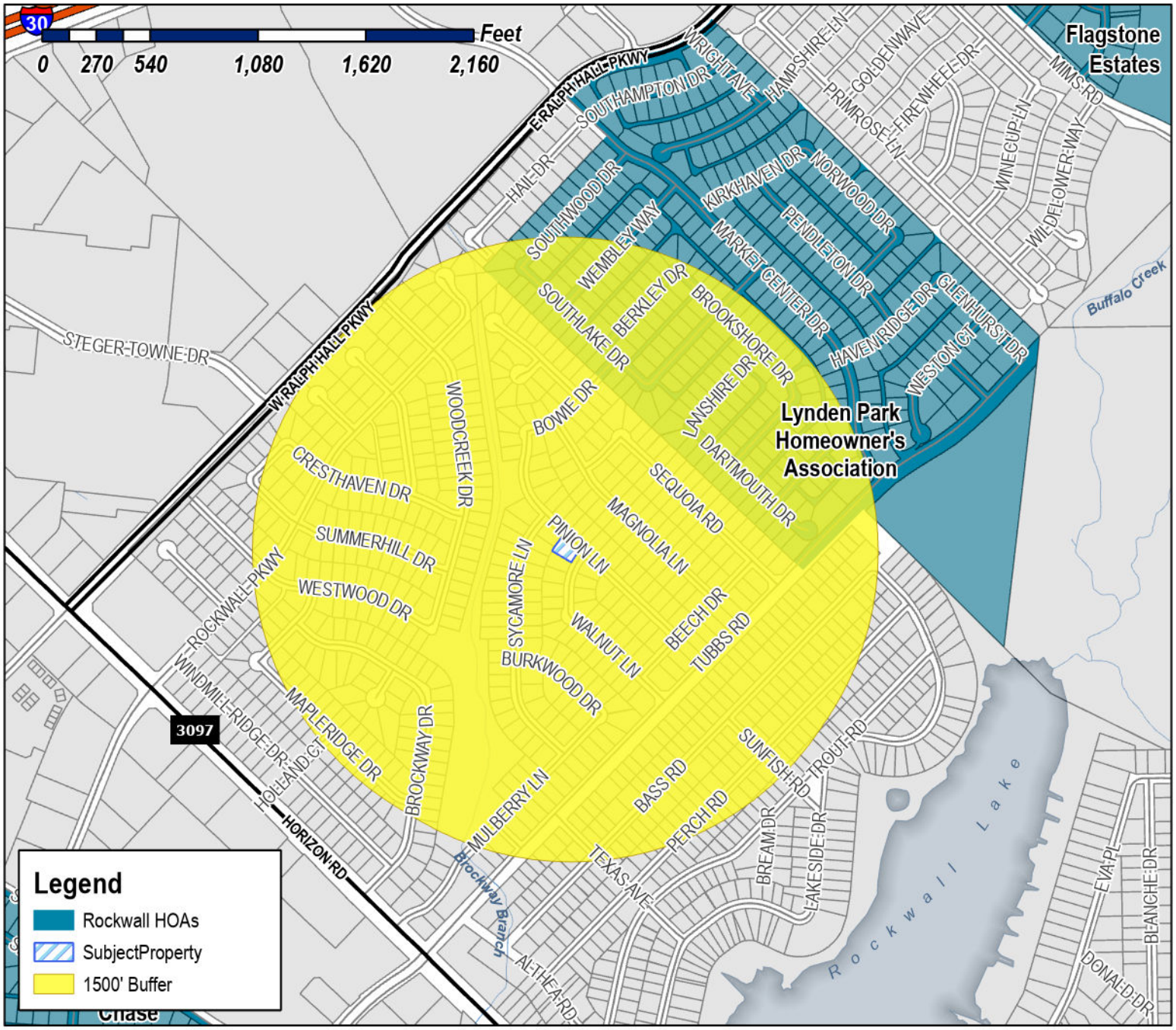
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

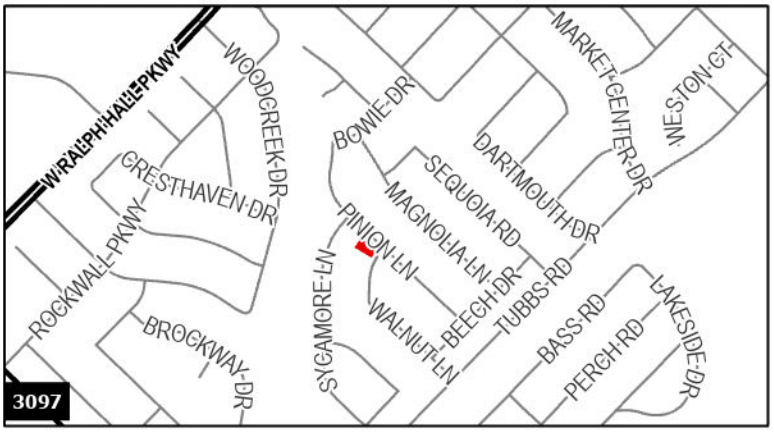
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2024-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 13 (PD-13)
Case Address: 161 Walnut Lane

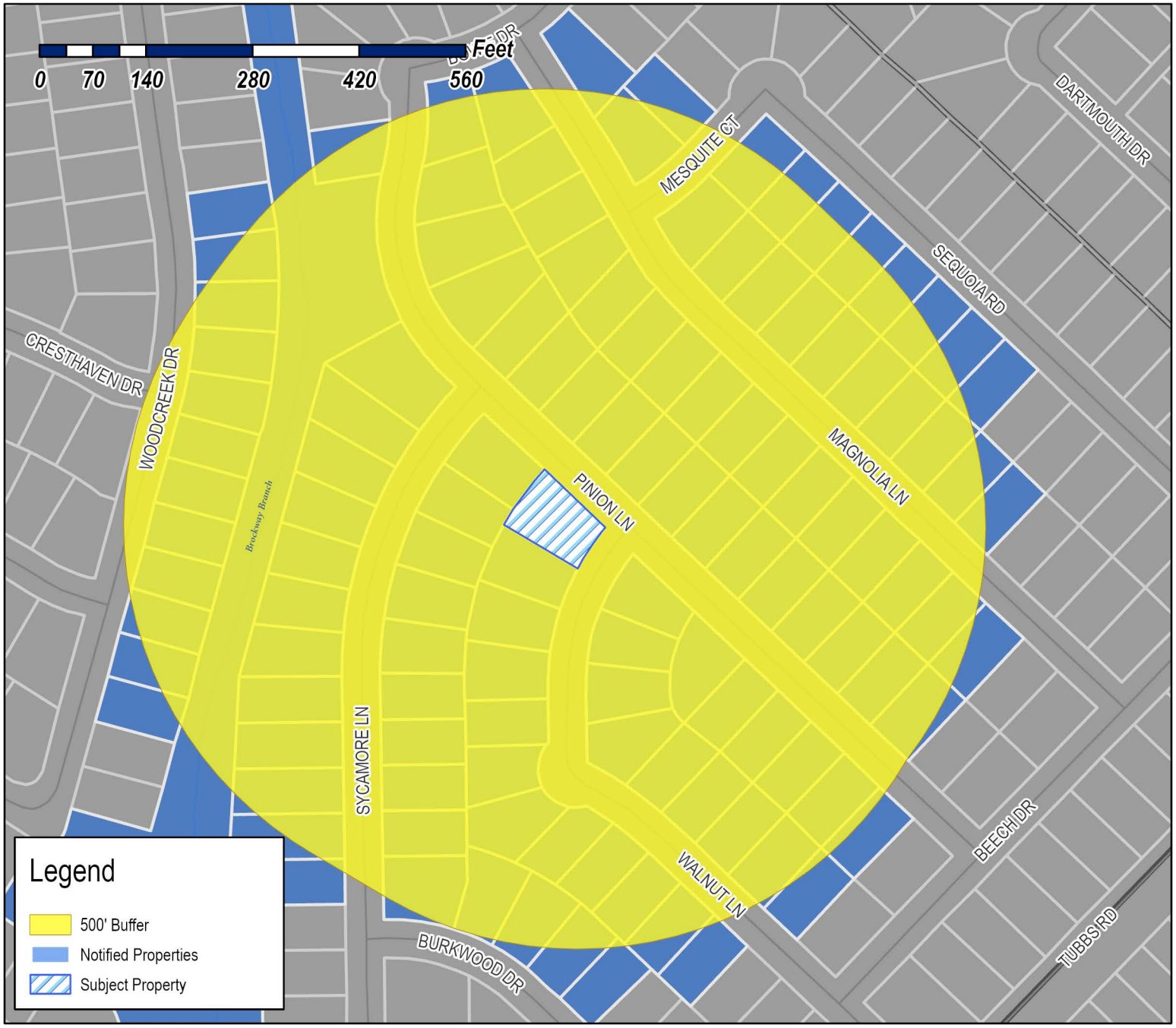


Date Saved: 7/22/2024
For Questions on this Case Call (972) 771-7745

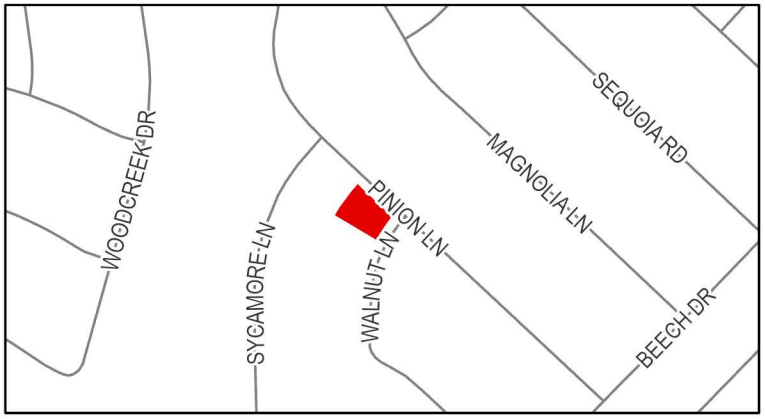
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 13 (PD-13)
Case Address: 161 Walnut Lane



Date Saved: 7/19/2024
For Questions on this Case Call: (972) 771-7745

ASKREN MARJORIE BERNICE
106 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
108 WOODCREEK DR
ROCKWALL, TX

VILLA ROBERTO AND RITA
110 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
112 WALNUT LN
ROCKWALL, TX

RESIDENT
112 WOODCREEK DR
ROCKWALL, TX

DOHERTY BAILEE
113 PINION LANE
ROCKWALL, TX 75032

DOMINGUEZ OSCAR TORREZ
114 WOODCREEK DRIVE
ROCKWALL, TX 75032

BEKTESHI BUJAR AND FATLUME
116 PINION LN
ROCKWALL, TX 75032

CROSS DARRELL LEE & PRISSY
116 WALNUT LN
ROCKWALL, TX 75032

SANDLIN MELANIE B
116 WOODCREEK DR
ROCKWALL, TX 75032

GAMINO RYAN
117 MAGNOLIA LANE
ROCKWALL, TX 75032

THOMAS JIMMY B & FLOR L
117 PINION LN
ROCKWALL, TX 75032

ZEPEDA FELIBERTO J & GUADALUPE
117 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
118 WOODCREEK DR
ROCKWALL, TX

YAMAZAKI RYO
11TH FLOOR, 10-1, GINZA 6-CHOME, CHUO-KU
TOKYO, 104-0061, JAPAN,

RESIDENT
120 PINION LN
ROCKWALL, TX

FILIC VINKO & VERONIKA
120 WALNUT LN
ROCKWALL, TX 75032

NANNIS JOEL DAVID & ERIKA D
120 WOODCREEK DR
ROCKWALL, TX 75032

US REO LLC SERIES M
1200 JUPITER ROAD SUITE #940414
PLANO, TX 75094

RESIDENT
121 PINION LN
ROCKWALL, TX

RESIDENT
121 WALNUT LN
ROCKWALL, TX

RUIZ LETICIA AND
121 MAGNOLIA LANE
ROCKWALL, TX 75032

BAKER SARAH L
122 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
124 WOODCREEK DR
ROCKWALL, TX

HEAKE PRISCILLA A
124 BOWIE DR
ROCKWALL, TX 75032

ALAM ISHTIAQ & PARISA HOOSAIN
124 MAGNOLIA LANE
ROCKWALL, TX 75032

O'FARRIELL FREDDY E & JUDY L
124 PINION LN
ROCKWALL, TX 75032

PAULOS BINIAM
124 WALNUT LANE
ROCKWALL, TX 75032

BROWN GREGORY A
125 MAGNOLIA LN
ROCKWALL, TX 75032

LADNIER DALE L & JULIA M
125 PINION LN
ROCKWALL, TX 75032

ROSALES SILVIA BLANCO AND
125 WALNUT LANE
ROCKWALL, TX 75032

CERVERA DANIEL A
12513 NE 130TH WAY APT C104
KIRKLAND, WA 98034

SANFORD LARRY J & HOLLY
126 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
128 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
128 PINION LN
ROCKWALL, TX

RESIDENT
128 WALNUT LN
ROCKWALL, TX

GROVES JASON R & KRISTI L
128 BOWIE DR
ROCKWALL, TX 75032

DEMARS ROBERT DEAN AND LAURA M
128 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
129 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
129 PINION LN
ROCKWALL, TX

RESIDENT
129 WALNUT LN
ROCKWALL, TX

KUPERMAN IGOR
129F BENJAMIN COURT
PHILADELPHIA, PA 19114

RESIDENT
132 MAGNOLIA LN
ROCKWALL, TX

ESCOBAR CARLOS AGUILAR
132 PINION LANE
ROCKWALL, TX 75032

WATERS KEESTON AND KAYLA
132 WALNUT LANE
ROCKWALL, TX 75032

RESIDENT
133 PINION LN
ROCKWALL, TX

RESIDENT
133 SEQUOIA RD
ROCKWALL, TX

HOLT LEANNA M
133 MAGNOLIA LN
ROCKWALL, TX 75032

GAVRILESCU GHEORGHE & JEANINA
133 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
134 BOWIE DR
ROCKWALL, TX

RESIDENT
135 MESQUITE CT
ROCKWALL, TX

RESIDENT
136 PINION LN
ROCKWALL, TX

PORTER KRISTEN
136 MAGNOLIA LN
ROCKWALL, TX 75032

PETERSON CHARLES E & WANDA J
136 WALNUT LANE
ROCKWALL, TX 75032

RESIDENT
137 SEQUOIA RD
ROCKWALL, TX

DELA CRUZ VICTOR J AND RADHA JUNE AND
137 M AGNOLIA LN
ROCKWALL, TX 75032

WILSON KAREN
137 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
139 MESQUITE CT
ROCKWALL, TX

RESIDENT
140 MAGNOLIA LN
ROCKWALL, TX

SIMPSON CHERYL HUNT
140 PINION LANE
ROCKWALL, TX 75032

MESSENGER MICHELLE
140 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
141 SEQUOIA RD
ROCKWALL, TX

RESIDENT
141 WALNUT LN
ROCKWALL, TX

GUERRERA SALLY & RICHARD T
141 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
144 PINION LN
ROCKWALL, TX

MURPHREE APRIL L
144 MAGNOLIA LN
ROCKWALL, TX 75032

MALDONADO BENITO
144 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
145 SEQUOIA RD
ROCKWALL, TX

ALLEN JEFFREY C & JENNIFER S
145 MAGNOLIA LN
ROCKWALL, TX 75032

WITT JANIS L
145 WALNUT LN
ROCKWALL, TX 75032

ROVILLOS JOHN ISRAEL AMANDE AND GRACE HALIMA
148 MAGNOLIA LANE
ROCKWALL, TX 75032

GREEN ELISA A
148 PINION LN
ROCKWALL, TX 75032

LACY TAMARA J AND EBOW K
149 MAGNOLIA LN
ROCKWALL, TX 75032

MENO ROLAND A & WAYNETTE M
149 SEQUOIA RD
ROCKWALL, TX 75032

BOJARSKI JULIA B AND
149 WALNUT LANE
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

RESIDENT
152 PINION LN
ROCKWALL, TX

GARDNER EDWIN & DIANNE
152 MAGNOLIA
ROCKWALL, TX 75032

RESIDENT
153 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
153 SEQUOIA RD
ROCKWALL, TX

HARRELSON WILLIAM AND SARA
153 WALNUT LN
ROCKWALL, TX 75032

CARLSON KEVIN R & NATALIE L
1553 VZ COUNTY ROAD 1213
CANTON, TX 75103

GRYZIECKI CHASE
1553 VZCR 1213
CANTON, TX 75103

CARSON MICHELE L
156 MAGNOLIA LN
ROCKWALL, TX 75032

BURK JOHN AARON
156 PINION LN
ROCKWALL, TX 75032

RESIDENT
157 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
157 SEQUOIA RD
ROCKWALL, TX

PARKER REBECCA D
157 WALNUT LN
ROCKWALL, TX 75032

ABUNDIS ROBERTO AND YADIRA
160 MAGNOLIA LANE
ROCKWALL, TX 75087

MCGINNIS LEVIN L
160 PINION LN
ROCKWALL, TX 75032

PEARSON MARILYN
1606 WILLOW CREST DR
RICHARDSON, TX 75081

WATSON JAMES S & MICHELENE M
161 MAGNOLIA LN
ROCKWALL, TX 75032

SIPES RICKY W
161 SEQUOIA ROAD
ROCKWALL, TX 75032

MAYFIELD KARI JLAYNE
161 WALNUT LANE
ROCKWALL, TX 75032

GERRY KRISTOPHER ALEXANDER
164 PINION LANE
ROCKWALL, TX 75032

WHITE JUSTIN D
165 MAGNOLIA LN
ROCKWALL, TX 75032

MARONEY RHONDA
168 PINION LANE
ROCKWALL, TX 75032

PRODAHL DALE A & KAREN S
1685 PLUMMER DR
ROCKWALL, TX 75087

CONFIDENTIAL
169 MAGNOLIA LN
ROCKWALL, TX 75032

CSH PROPERTY ONE LLC
1717 MAIN STREET SUITE 2000
DALLAS, TX 75201

RESIDENT
172 PINION LN
ROCKWALL, TX

MORROW APRIL
173 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
176 PINION LN
ROCKWALL, TX

GARCIA VINCENT & ANA T GARCIA
177 PINION LN
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

GAITAN ALICIA S
202 BURKWOOD DRIVE
ROCKWALL, TX 75032

KANADY ELLEN
206 BURKWOOD DRIVE
ROCKWALL, TX 75032

RESIDENT
210 BURKWOOD DR
ROCKWALL, TX

HAMBRICK TIA T
214 BURKWOOD DR
ROCKWALL, TX 75032

BRISCO OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

HARGRAVE DAVID G TRUSTEE
2400 LEGEND DR
HEATH, TX 75032

JIA LI AND BIN SHUAI
2414 W TIMBERCREEK COURT
WICHITA, KS 67204

TYLER MATTHEW
2683 POTTER ST
EUGENE, OR 97405

BUDLONG GARY C & PEGGY B P
2920 WINAM AVE
HONOLULU, HI 96816

POPLAR HILLS LLC SERIES C- 140 MAGNOLIA DR
30 WINDSOR DRIVE
ROCKWALL, TX 75032

FALLS TERRI & DAVID
309 ROOKERY CT
MARCO ISLAND, FL 34145

MAHONEY PATRICK & DAWN
3685 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3690 SYCAMORE LN
ROCKWALL, TX

RESIDENT
3693 SYCAMORE LN
ROCKWALL, TX

MALY ALENA TRUSTEE
3699 SYCAMORE LN
ROCKWALL, TX 75032

WOOD MARY ELIZABETH
3700 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3703 SYCAMORE LN
ROCKWALL, TX

MAYFIELD DANIEL
3704 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3707 SYCAMORE LN
ROCKWALL, TX

MILEY VICKI
3708 SYCAMORE LN
ROCKWALL, TN 75032

RESIDENT
3711 SYCAMORE LN
ROCKWALL, TX

NEVILLE BARBARA AND JEFFREY RAMOS
3712 SYCAMORE LN
ROCKWALL, TX 75032

FORTYGIN DAVID & ANNA NAKUL
3715 SYCAMORE LN
ROCKWALL, TX 75032

WILLIAMS SHEREE
3716 SYCAMORE LANE
ROCKWALL, TX 75032

ABICHE EPHREM AND
3719 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3720 SYCAMORE LN
ROCKWALL, TX

DODSON AMANDA & BRANDON
3721 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3724 SYCAMORE LN
ROCKWALL, TX

LIBERIS CRYSTAL A
3725 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3728 SYCAMORE LN
ROCKWALL, TX

RESIDENT
3729 SYCAMORE LN
ROCKWALL, TX

ATKINS CATHERINE COOKE
3732 SYCAMORE LANE
ROCKWALL, TX 75032

SCHOBY DARLENE D
3733 SYCAMORE LN
ROCKWALL, TX 75032

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CRAWFORD FRANK STEVENSON
45 TOWNHOUSE LN
CORPUS CHRISTI, TX 78412

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

KOLESNIK LLC
502 COVEY TRL
ROCKWALL, TX 75087

PETERS DAVID
518 SESAME DR
MESQUITE, TX 75149

PATRICIA HAMMOND FAMILY TRUST
551 HERITAGE CT
CANTON, TX 75103

PHAM HIEN T AND NGOC DUNG T NGUYEN
572 ENGLAND STREET
FATE, TX 75189

IIF SFR LP
58 S RIVER DR STE 150
TEMPE, AZ 85288

KENDRICK MICHAEL AND MICHELLE
7157 HAVENWOOD DR
CASTLE PINES, CO 80108

MORGENSTERN KEN & ROWENA
8006 WILMINGTON DR
ROWLETT, TX 75089

REZAEIZADEH MASOUD & ZAHRA MEHDIZADEH
8409 NAVIGATION DR
ROWLETT, TX 75088

BEST JAMES
870 W INTERSTATE 30 SUITE 100
GARLAND, TX 75043

CCAA INVESTMENT I, LP
909 W BELT LINE RD
CEDAR HILL, TX 75104

XIONG HUI
M/R
, TX

SEVEN POINTS BORROWER, LLC
P.O. BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 6 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 7 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
RECEIVED BY:
DATE RECEIVED:
STR PERMIT NO.

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

KJM I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.

KJM I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.

KJM I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.

KJM I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.

KJM I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and -- *as the owner of the subject property* -- it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

☒ New Registration | ☐ Renewal of an Existing Registration

Was this property being used as a short-term rental prior to April 1, 2024? ☐ Yes | ☐ No

PROPERTY INFORMATION [PLEASE PRINT]

Address 1161 Walnut Lane; Rockwall 75032 Zoning
Subdivision Windmill Ridge Lot Block
General Location Horizon & Tubbs

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

☐ *SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or portion thereof* -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.

☐ *SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).

☐ *SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM)*. An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) -- *or a portion thereof* -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name Kaci J'Layne Mayfield Phone 972.814.4807
Mailing Address 1161 Walnut Lane City Rockwall State TX Zip Code 75032
Email jlaynemayfield@gmail.com

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☒ Same as Property Owner

Name Phone
Mailing Address City State Zip Code
Email

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- ☐ *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- ☐ *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- ☐ *PICTURES*. Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures -- *one (1) per each façade of a structure* -- and any on-site amenities.
- ☐ *COMMERCIAL INSURANCE*. Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (*or an equivalent*) coverage of a minimum of $500,000.00 per occurrence coverage and an aggregate of $1,000,000.000.
- ☐ *DRIVER LICENSE*. A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ☐ *ADVERTISING*. All advertising for the *Short-Term Rental – including online or on a proprietary website, application, or other technology* -- will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- ☐ *PARKING*. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- ☐ *EVACUATION PLAN*. [*ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR*] An evacuation plan showing how to exit the building has been posted on the front door.
- ☐ *TEMPORARY STRUCTURES*. There are *no* temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
- ☐ *TRASH/RUBBISH/SOLID WASTE*. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste -- *bagged or otherwise* -- placed on the ground.
- ☐ *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- ☐ *FIRE EXTINGUISHER*. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- ☐ *SMOKE AND CARBON MONOXIDE DETECTORS*. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- ☐ *INGRESS/EGRESS*. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
- ☐ *SLEEPING ACCOMODATION*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- ☐ *TENANT NOTIFICATION*. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [*1*] the property owner's and/or the *Responsible Party's* contact information and phone number; [*2*] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [*3*] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [*4*] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

Good morning, thank you for taking the time to review my request for a special permit, allowing me to have and maintain my short term rental.

I understand there was a deadline for submitting before July 1. However, the first week of May we found out that my sweet young niece had a very aggressive form of breast cancer. She has two young children, one boy that just turned one years old and a four year-old daughter. As you can imagine, the family was devastated and we all tried to Pitchin and help with food and caring for the kids, as well as helping her get to doctor visits and such. Not to mention the debilitating depression that comes with receiving such horrific news.

By the time I got back home and got back to clearing off things that needed to be accomplished I realized I had missed the deadline. I immediately called the city finding out what steps needed to be done and was told that it would be best if I spoke with Ryan, who was at that point on vacation due to the Fourth of July holiday. I waited until Monday and immediately went to speak to Ryan face-to-face. I was told that at that point there wasn't much more I could do other than to request a special use permit.

I was one of the very first Airbnbs in Rockwall and have an excellent rating as a super host. I do not allow parties and I am very diligent about checking in with my neighbors to make sure that everything has gone well and to let them know that if there's ever an issue to please contact me. My neighbor across the street has never been friendly with me and has definitely called the police several times on every other resident in the neighborhood. However, she has even seemed to be OK with the fact that I am doing the Airbnb and we have developed a great relationship , she appreciates the fact that I keep my house looking immaculate inside and out.

I am hoping that you will show a little grace and understand that I put family first above all else and that I will hopefully not be penalized for my lack of attention in this matter .

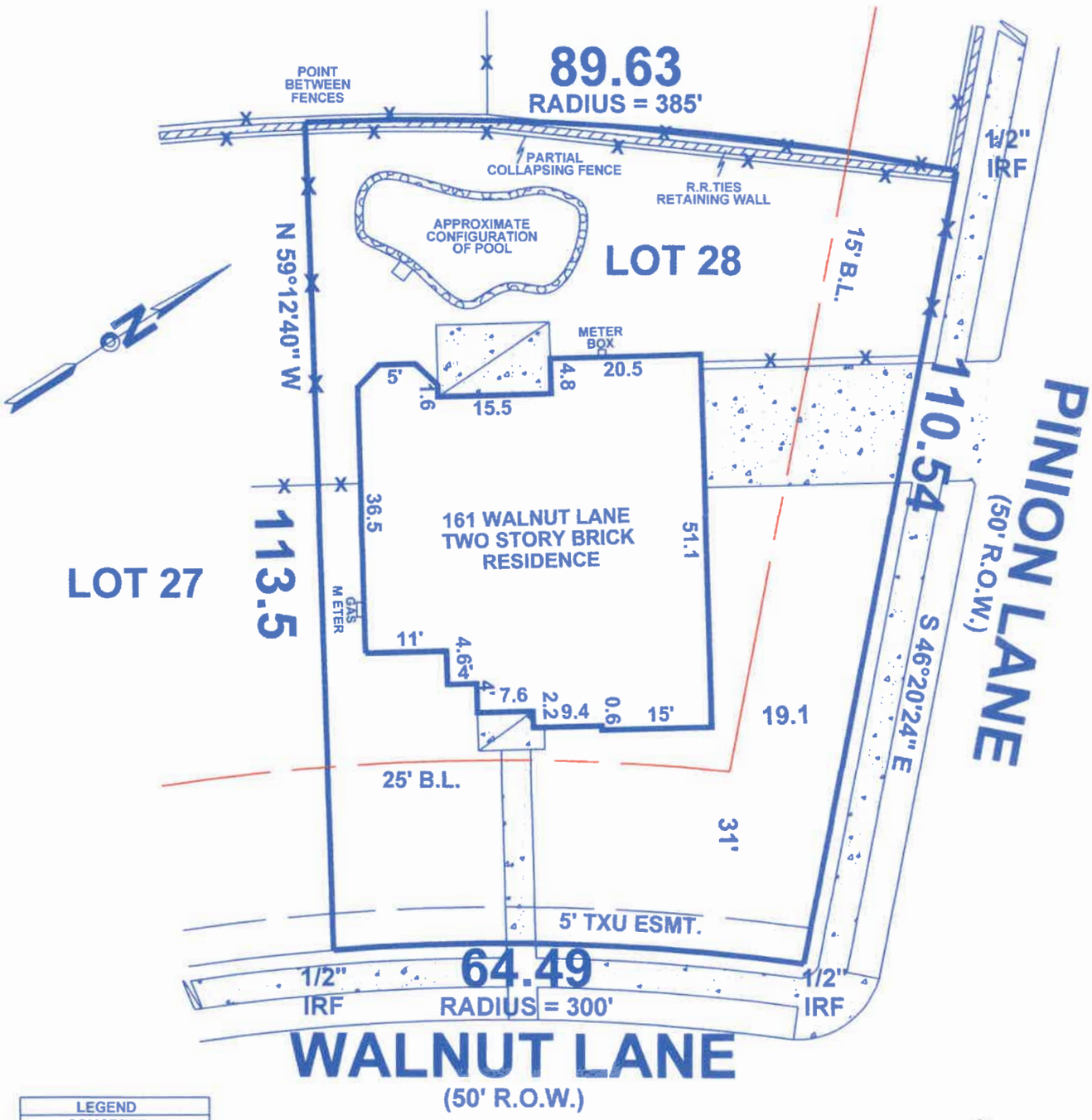
Please see the attached photos of my exterior and the quote for commercial insurance. Please let me know if there are any additional item needed before the July 30th meeting.

STADIA
LAND SURVEYING INC.

10 / 24 / 11

No. 161 WALNUT LANE in the city of ROCKWALL, ROCKWALL COUNTY, Texas.

Lot No. 28, Block No. A of WINDMILL RIDGE ESTATES NO. IV-B, an addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the REPLAT thereof recorded in CABINET E, SLIDE 139-140, PLAT records ROCKWALL County, Texas.



LEGEND
CONCRETE
FENCING
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
IRF - IRON ROD FOUND
IRS - IRON ROD SET
R.O.W.- RIGHT OF WAY

NOTE: THE FOLLOWING EASEMENTS RECORDED IN VOL. 54, PG. 512, VOL. 147, PG. 914, VOL. 166, PG. 225, VOL. 198, PG. 909, VOL. 209, PG. 326, VOL. 64, PG. 313, VOL. 133, PG. 3, VOL. 195, PG. 698, VOL. 136, PG. 78, VOL. 2499, PG. 136 & VOL. 1005, PG. 235, R.P.R.R.C.T.; DOES NOT TO MY KNOWLEDGE AND BELIEF AFFECT THIS LOT.

STATE OF TEXAS
REGISTERED
JIMMY E. POGUE
5592
PROFESSIONAL
LAND SURVEYOR

SURVEY ONLY VALID WITH ORIGINAL SEAL AND SIGNATURE

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY, AS DETERMINED BY ON THE GROUND SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF ABOVE GROUND BUILDINGS AND ABOVE GROUND IMPROVEMENTS ARE AS SHOWN, ALL ABOVE GROUND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY AS SHOWN.

EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

Scale 1" = 20'

Date 10 / 24 / 11

JOB No: 0632-11

This survey was performed EXCLUSIVELY for and in connection with the transaction described in GF. No. 2681803-1 of LENDING EDGE MORTGAGE Title Company. Use of this survey for any other purpose or by any other parties shall be strictly prohibited as this survey is a copyright owned by STADIA LAND SURVEYING, Inc. , and all other uses are forbidden, without prior written consent of STADIA LAND SURVEYING, Inc. ©

JIMMY E. POGUE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5592

STADIA LAND SURVEYING, INC.
P.O. BOX 1886
RED OAK, TEXAS 75154
PHONE (972) 617 - 9988
FAX: (972) 617 - 6809
stadiasurveying@sbcglobal.net

3:15
◀ Gmail
5G

Allstate | Personalized Insurance Proposal℠

Summary | Coverage | Agency

161 Walnut Ln, Rockwall, TX 75032

Term	Estimated Premium
12 months	**$4,469.64**

Coverage	Premium
Burglary Selected	Included
Vandalism Selected	Included
Dwelling Protection $449,236	$4,433.64
Liability Protection $500,000 per occurrence	$36.00
Premises Medical Protection	Included

myproposal.allstate.com
66






TEXAS
SJG-9397


161

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 7/25/2024

PROJECT NUMBER: Z2024-034
PROJECT NAME: SUP for a STR at 161 Walnut Lane
SITE ADDRESS/LOCATIONS: 161 WALNUT LN

CASE CAPTION: Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a Specific Use Permit (SUP) for a Short-Term Rental on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	07/24/2024	Approved w/ Comments

07/24/2024: Z2024-034; Specific Use Permit (SUP) for a Short-Term Rental (STR) at 161 Walnut Lane
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) a Short-Term Rental on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2024-034) in the lower right-hand corner of all pages on future submittals.

I.4 According to Article 13, Definitions, of the Unified Development Code (UDC), Short Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex) is defined as, "A single-family home, townhome, or duplex -- or portion thereof -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (i.e. occupies the primary structure) and is present during the rental. This includes when a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property."

I.5 According to Article 04, Permissible Uses, of the Unified Development Code (UDC), the following conditional land use standards apply to the proposed use, [i.e. Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex)]:

(A) Short-Term Rentals that are Non-Owner-Occupied shall not be located within 1,000-feet of another Short-Term Rental that is Non-Owner Occupied; however, Short Term Rentals that were in existence prior to April 1, 2024 that [1] meet the criteria established in Subsection 06.05, Non-Conforming Short-Term Rentals, of Article 04, Permissible Uses, of the Unified Development Code (UDC), and [2] received a valid permit and registration -- in accordance with Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances -- prior to July 1, 2024 shall be exempted from the proximity requirements.

(B) Short-Term Rentals that are Non-Owner-Occupied that do not meet proximity requirements may be considered on a case-by-case basis by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). In considering a Specific Use Permit (SUP) for a Short-Term Rental that is Non-Owner-Occupied the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing Short-Term Rentals on the adjacent residential properties and

their occupants.

(C) The Short-Term Rental shall not incorporate accessory land uses that are not permitted within the underlying zoning district (e.g. Banquet Facility/Event Hall which includes meeting halls and wedding venues) as stipulated by the Permissible Use Charts contained within Article 04, Permissible Uses, of the Unified Development Code (UDC).

(D) In order to establish and operate a Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex) in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances.

I.6 In accordance with item I.5(B) above, the Specific Use Permit (SUP) is required due to the proposed Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex) being unable to meet item I.5(A) above. In this case, the proposed Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex) is 564.00-feet from an existing and permitted Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex).

M.7 Please update the provided application to be complete (i.e. with owner signature and subsequent notary signatures as well as indication that the short-term rental was in operation before April 1, 2024) [Section 13-25(b), Permit and Registration Requirement, of Article 2, Short-Term Rentals, of Chapter 13, Municipal Code of Ordinances].
M.8 Please note that the current Short-Term Rental appears to be in operation and is actively being rented without the proper Short-Term Rental Permit and Registration. This will be conveyed to the Planning and Zoning Commission and City Council as part of this case.

M.9 Review the attached draft ordinance prior to the July 30, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by August 6, 2024.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on August 6, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the August 13, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 30, 2024.

I.11 The projected City Council meeting dates for this case will be August 19, 2024 (1st Reading) and September 3, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	07/24/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/24/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/22/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/23/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Bethany Ross	07/25/2024	N/A

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:
CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	161 Walnut Lane				
SUBDIVISION	Windmill Ridge Estates 4-B	LOT	28	BLOCK	A
GENERAL LOCATION	Horizon & Tubbs				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	Residence
PROPOSED ZONING		PROPOSED USE	Short Term Rental
ACREAGE	.198	LOTS [CURRENT]	LOTS [PROPOSED]

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	Kari J'Layne Mayfield	☐ APPLICANT	
CONTACT PERSON	J'Layne Mayfield	CONTACT PERSON	
ADDRESS	161 Walnut Lane	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	
PHONE	972 814 4807	PHONE	
E-MAIL	jaynemayfield@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kari J. Mayfield [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ ____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF July, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

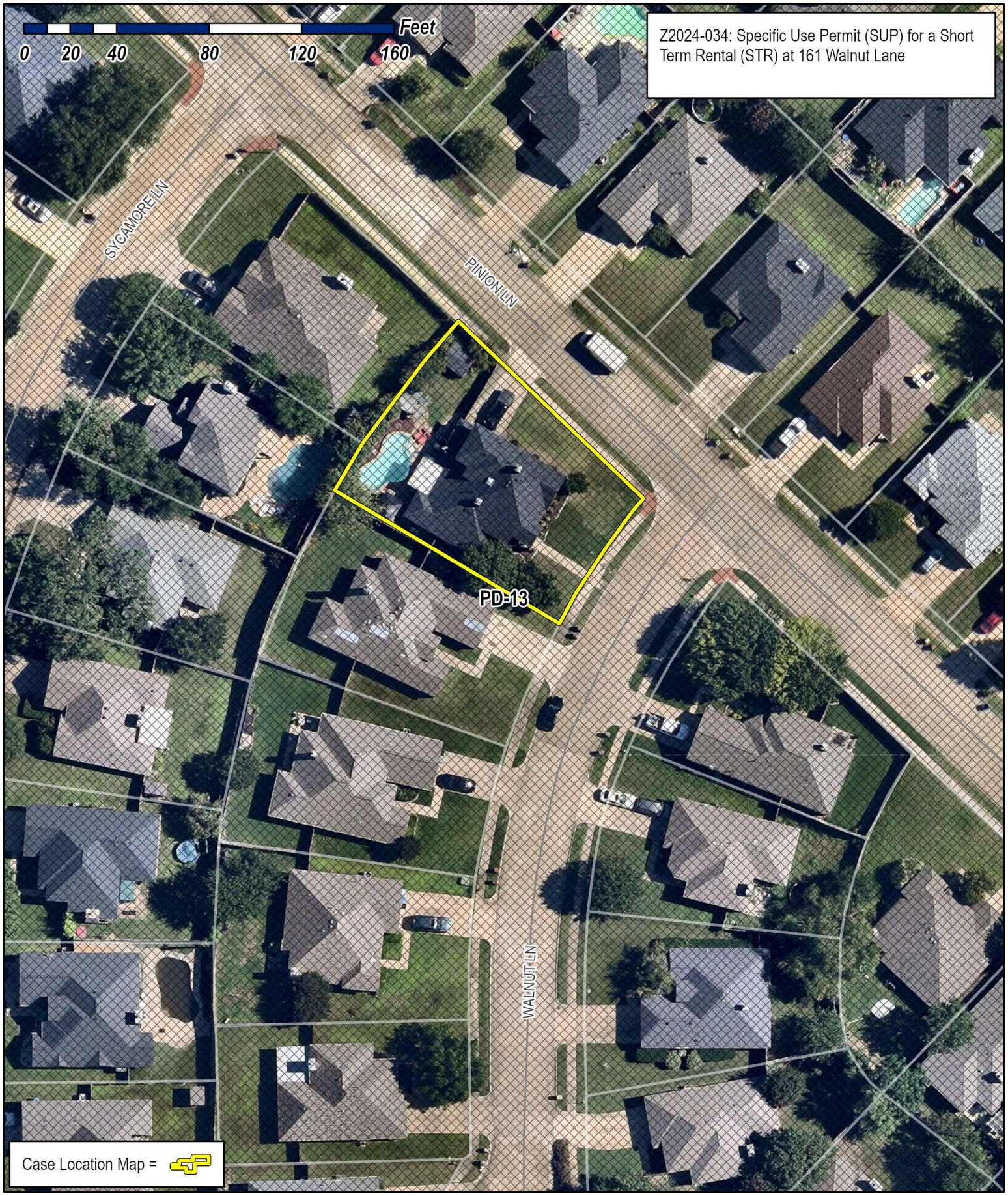
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th *DAY OF* July, 2024

OWNER'S SIGNATURE Kari J'Layne Mayfield

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tracy Barnett

TRACY MICHELLE BARNETT
Notary Public, State of Texas
Comm. Expires 10-20-2024
Notary ID 11267693

MY COMMISSION EXPIRES



City of Rockwall

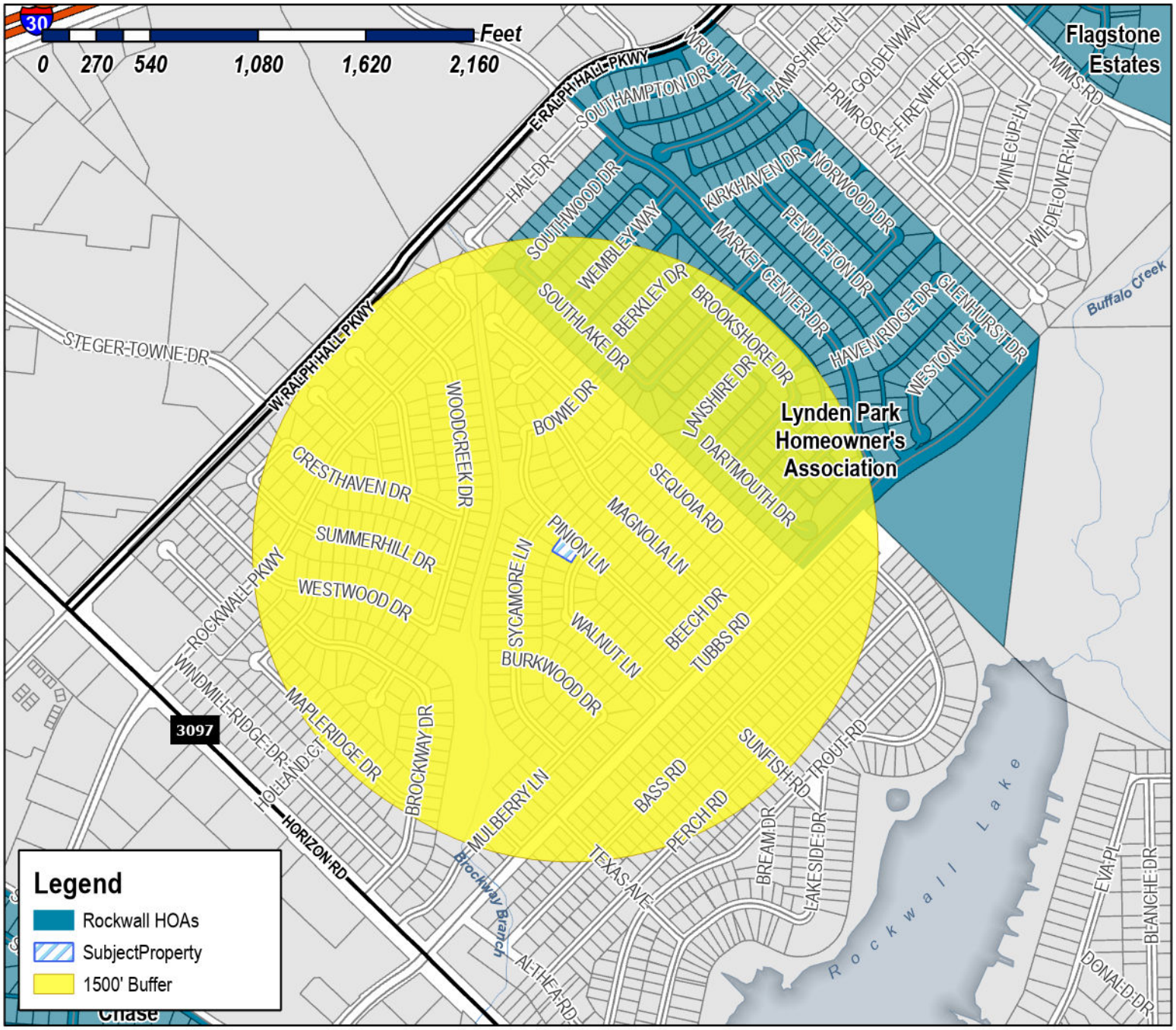
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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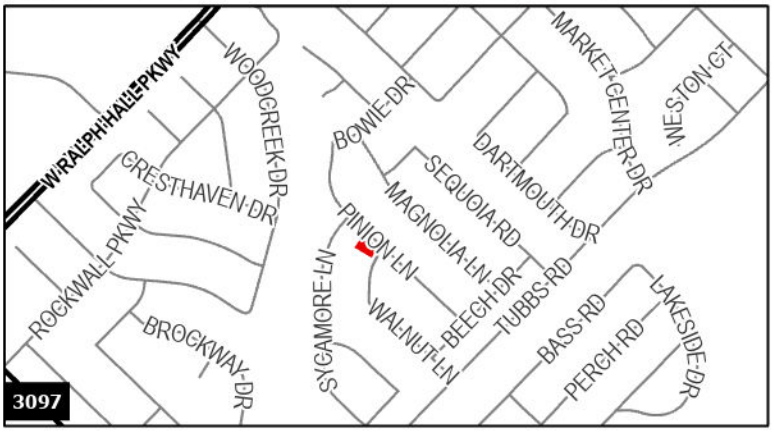
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Case Number: Z2024-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 13 (PD-13)
Case Address: 161 Walnut Lane



Date Saved: 7/22/2024
For Questions on this Case Call (972) 771-7745

Ross, Bethany

From: Guevara, Angelica
Sent: Wednesday, July 24, 2024 3:06 PM
Cc: Miller, Ryan; Lee, Henry; Zavala, Melanie; Ross, Bethany
Subject: Neighborhood Notification Email [Z2024-034]
Attachments: Public Notice (P&Z).pdf; HOA Map (07.22.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, July 26, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, August 13, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 19, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2024-034: SUP for a Short-Term Rental at 161 Walnut Lane
Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary.

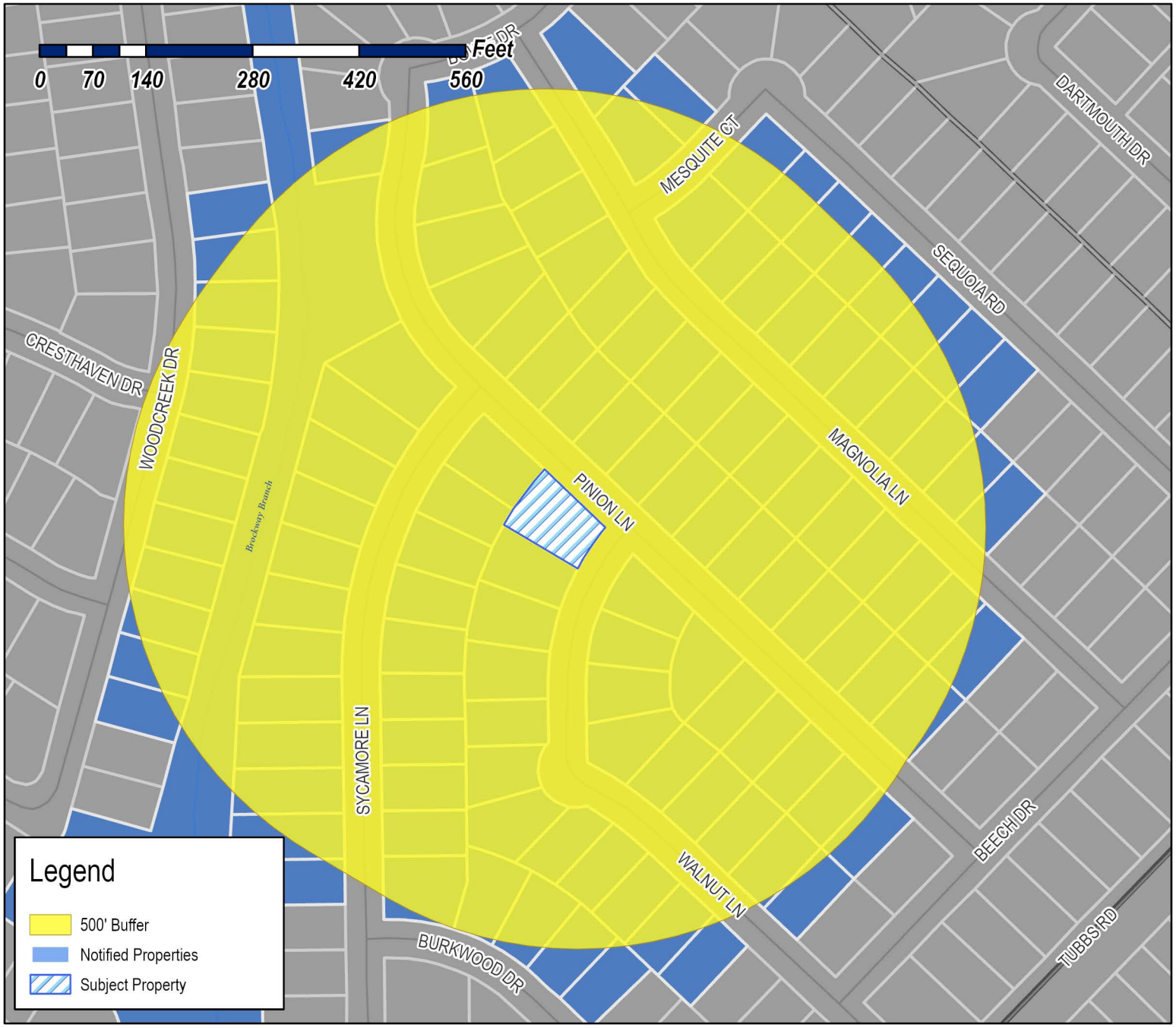
Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

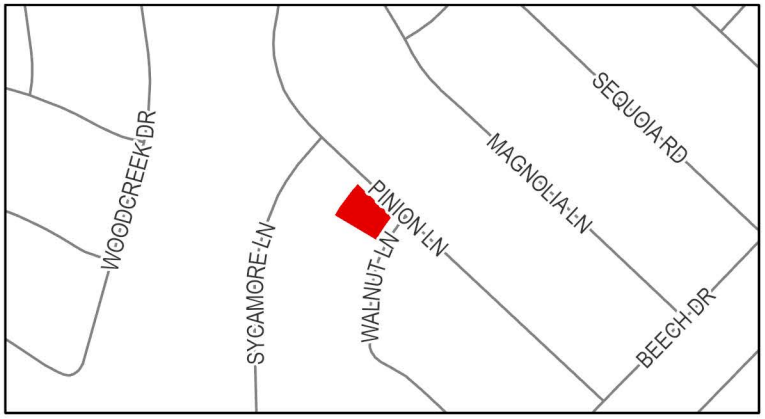
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 13 (PD-13)
Case Address: 161 Walnut Lane



Date Saved: 7/19/2024
For Questions on this Case Call: (972) 771-7745

ASKREN MARJORIE BERNICE
106 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
108 WOODCREEK DR
ROCKWALL, TX

VILLA ROBERTO AND RITA
110 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
112 WALNUT LN
ROCKWALL, TX

RESIDENT
112 WOODCREEK DR
ROCKWALL, TX

DOHERTY BAILEE
113 PINION LANE
ROCKWALL, TX 75032

DOMINGUEZ OSCAR TORREZ
114 WOODCREEK DRIVE
ROCKWALL, TX 75032

BEKTESHI BUJAR AND FATLUME
116 PINION LN
ROCKWALL, TX 75032

CROSS DARRELL LEE & PRISSY
116 WALNUT LN
ROCKWALL, TX 75032

SANDLIN MELANIE B
116 WOODCREEK DR
ROCKWALL, TX 75032

GAMINO RYAN
117 MAGNOLIA LANE
ROCKWALL, TX 75032

THOMAS JIMMY B & FLOR L
117 PINION LN
ROCKWALL, TX 75032

ZEPEDA FELIBERTO J & GUADALUPE
117 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
118 WOODCREEK DR
ROCKWALL, TX

YAMAZAKI RYO
11TH FLOOR, 10-1, GINZA 6-CHOME, CHUO-KU
TOKYO, 104-0061, JAPAN,

RESIDENT
120 PINION LN
ROCKWALL, TX

FILIC VINKO & VERONIKA
120 WALNUT LN
ROCKWALL, TX 75032

NANNIS JOEL DAVID & ERIKA D
120 WOODCREEK DR
ROCKWALL, TX 75032

US REO LLC SERIES M
1200 JUPITER ROAD SUITE #940414
PLANO, TX 75094

RESIDENT
121 PINION LN
ROCKWALL, TX

RESIDENT
121 WALNUT LN
ROCKWALL, TX

RUIZ LETICIA AND
121 MAGNOLIA LANE
ROCKWALL, TX 75032

BAKER SARAH L
122 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
124 WOODCREEK DR
ROCKWALL, TX

HEAKE PRISCILLA A
124 BOWIE DR
ROCKWALL, TX 75032

ALAM ISHTIAQ & PARISA HOOSAIN
124 MAGNOLIA LANE
ROCKWALL, TX 75032

O'FARRIELL FREDDY E & JUDY L
124 PINION LN
ROCKWALL, TX 75032

PAULOS BINIAM
124 WALNUT LANE
ROCKWALL, TX 75032

BROWN GREGORY A
125 MAGNOLIA LN
ROCKWALL, TX 75032

LADNIER DALE L & JULIA M
125 PINION LN
ROCKWALL, TX 75032

ROSALES SILVIA BLANCO AND
125 WALNUT LANE
ROCKWALL, TX 75032

CERVERA DANIEL A
12513 NE 130TH WAY APT C104
KIRKLAND, WA 98034

SANFORD LARRY J & HOLLY
126 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
128 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
128 PINION LN
ROCKWALL, TX

RESIDENT
128 WALNUT LN
ROCKWALL, TX

GROVES JASON R & KRISTI L
128 BOWIE DR
ROCKWALL, TX 75032

DEMARS ROBERT DEAN AND LAURA M
128 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
129 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
129 PINION LN
ROCKWALL, TX

RESIDENT
129 WALNUT LN
ROCKWALL, TX

KUPERMAN IGOR
129F BENJAMIN COURT
PHILADELPHIA, PA 19114

RESIDENT
132 MAGNOLIA LN
ROCKWALL, TX

ESCOBAR CARLOS AGUILAR
132 PINION LANE
ROCKWALL, TX 75032

WATERS KEESTON AND KAYLA
132 WALNUT LANE
ROCKWALL, TX 75032

RESIDENT
133 PINION LN
ROCKWALL, TX

RESIDENT
133 SEQUOIA RD
ROCKWALL, TX

HOLT LEANNA M
133 MAGNOLIA LN
ROCKWALL, TX 75032

GAVRILESCU GHEORGHE & JEANINA
133 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
134 BOWIE DR
ROCKWALL, TX

RESIDENT
135 MESQUITE CT
ROCKWALL, TX

RESIDENT
136 PINION LN
ROCKWALL, TX

PORTER KRISTEN
136 MAGNOLIA LN
ROCKWALL, TX 75032

PETERSON CHARLES E & WANDA J
136 WALNUT LANE
ROCKWALL, TX 75032

RESIDENT
137 SEQUOIA RD
ROCKWALL, TX

DELA CRUZ VICTOR J AND RADHA JUNE AND
137 M AGNOLIA LN
ROCKWALL, TX 75032

WILSON KAREN
137 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
139 MESQUITE CT
ROCKWALL, TX

RESIDENT
140 MAGNOLIA LN
ROCKWALL, TX

SIMPSON CHERYL HUNT
140 PINION LANE
ROCKWALL, TX 75032

MESSENGER MICHELLE
140 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
141 SEQUOIA RD
ROCKWALL, TX

RESIDENT
141 WALNUT LN
ROCKWALL, TX

GUERRERA SALLY & RICHARD T
141 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
144 PINION LN
ROCKWALL, TX

MURPHREE APRIL L
144 MAGNOLIA LN
ROCKWALL, TX 75032

MALDONADO BENITO
144 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
145 SEQUOIA RD
ROCKWALL, TX

ALLEN JEFFREY C & JENNIFER S
145 MAGNOLIA LN
ROCKWALL, TX 75032

WITT JANIS L
145 WALNUT LN
ROCKWALL, TX 75032

ROVILLOS JOHN ISRAEL AMANDE AND GRACE HALIMA
148 MAGNOLIA LANE
ROCKWALL, TX 75032

GREEN ELISA A
148 PINION LN
ROCKWALL, TX 75032

LACY TAMARA J AND EBOW K
149 MAGNOLIA LN
ROCKWALL, TX 75032

MENO ROLAND A & WAYNETTE M
149 SEQUOIA RD
ROCKWALL, TX 75032

BOJARSKI JULIA B AND
149 WALNUT LANE
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

RESIDENT
152 PINION LN
ROCKWALL, TX

GARDNER EDWIN & DIANNE
152 MAGNOLIA
ROCKWALL, TX 75032

RESIDENT
153 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
153 SEQUOIA RD
ROCKWALL, TX

HARRELSON WILLIAM AND SARA
153 WALNUT LN
ROCKWALL, TX 75032

CARLSON KEVIN R & NATALIE L
1553 VZ COUNTY ROAD 1213
CANTON, TX 75103

GRYZIECKI CHASE
1553 VZCR 1213
CANTON, TX 75103

CARSON MICHELE L
156 MAGNOLIA LN
ROCKWALL, TX 75032

BURK JOHN AARON
156 PINION LN
ROCKWALL, TX 75032

RESIDENT
157 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
157 SEQUOIA RD
ROCKWALL, TX

PARKER REBECCA D
157 WALNUT LN
ROCKWALL, TX 75032

ABUNDIS ROBERTO AND YADIRA
160 MAGNOLIA LANE
ROCKWALL, TX 75087

MCGINNIS LEVIN L
160 PINION LN
ROCKWALL, TX 75032

PEARSON MARILYN
1606 WILLOW CREST DR
RICHARDSON, TX 75081

WATSON JAMES S & MICHELENE M
161 MAGNOLIA LN
ROCKWALL, TX 75032

SIPES RICKY W
161 SEQUOIA ROAD
ROCKWALL, TX 75032

MAYFIELD KARI JLAYNE
161 WALNUT LANE
ROCKWALL, TX 75032

GERRY KRISTOPHER ALEXANDER
164 PINION LANE
ROCKWALL, TX 75032

WHITE JUSTIN D
165 MAGNOLIA LN
ROCKWALL, TX 75032

MARONEY RHONDA
168 PINION LANE
ROCKWALL, TX 75032

PRODAHL DALE A & KAREN S
1685 PLUMMER DR
ROCKWALL, TX 75087

CONFIDENTIAL
169 MAGNOLIA LN
ROCKWALL, TX 75032

CSH PROPERTY ONE LLC
1717 MAIN STREET SUITE 2000
DALLAS, TX 75201

RESIDENT
172 PINION LN
ROCKWALL, TX

MORROW APRIL
173 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
176 PINION LN
ROCKWALL, TX

GARCIA VINCENT & ANA T GARCIA
177 PINION LN
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

GAITAN ALICIA S
202 BURKWOOD DRIVE
ROCKWALL, TX 75032

KANADY ELLEN
206 BURKWOOD DRIVE
ROCKWALL, TX 75032

RESIDENT
210 BURKWOOD DR
ROCKWALL, TX

HAMBRICK TIA T
214 BURKWOOD DR
ROCKWALL, TX 75032

BRISCO OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

HARGRAVE DAVID G TRUSTEE
2400 LEGEND DR
HEATH, TX 75032

JIA LI AND BIN SHUAI
2414 W TIMBERCREEK COURT
WICHITA, KS 67204

TYLER MATTHEW
2683 POTTER ST
EUGENE, OR 97405

BUDLONG GARY C & PEGGY B P
2920 WINAM AVE
HONOLULU, HI 96816

POPLAR HILLS LLC SERIES C- 140 MAGNOLIA DR
30 WINDSOR DRIVE
ROCKWALL, TX 75032

FALLS TERRI & DAVID
309 ROOKERY CT
MARCO ISLAND, FL 34145

MAHONEY PATRICK & DAWN
3685 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3690 SYCAMORE LN
ROCKWALL, TX

RESIDENT
3693 SYCAMORE LN
ROCKWALL, TX

MALY ALENA TRUSTEE
3699 SYCAMORE LN
ROCKWALL, TX 75032

WOOD MARY ELIZABETH
3700 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3703 SYCAMORE LN
ROCKWALL, TX

MAYFIELD DANIEL
3704 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3707 SYCAMORE LN
ROCKWALL, TX

MILEY VICKI
3708 SYCAMORE LN
ROCKWALL, TN 75032

RESIDENT
3711 SYCAMORE LN
ROCKWALL, TX

NEVILLE BARBARA AND JEFFREY RAMOS
3712 SYCAMORE LN
ROCKWALL, TX 75032

FORTYGIN DAVID & ANNA NAKUL
3715 SYCAMORE LN
ROCKWALL, TX 75032

WILLIAMS SHEREE
3716 SYCAMORE LANE
ROCKWALL, TX 75032

ABICHE EPHREM AND
3719 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3720 SYCAMORE LN
ROCKWALL, TX

DODSON AMANDA & BRANDON
3721 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3724 SYCAMORE LN
ROCKWALL, TX

LIBERIS CRYSTAL A
3725 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3728 SYCAMORE LN
ROCKWALL, TX

RESIDENT
3729 SYCAMORE LN
ROCKWALL, TX

ATKINS CATHERINE COOKE
3732 SYCAMORE LANE
ROCKWALL, TX 75032

SCHOBY DARLENE D
3733 SYCAMORE LN
ROCKWALL, TX 75032

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CRAWFORD FRANK STEVENSON
45 TOWNHOUSE LN
CORPUS CHRISTI, TX 78412

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

KOLESNIK LLC
502 COVEY TRL
ROCKWALL, TX 75087

PETERS DAVID
518 SESAME DR
MESQUITE, TX 75149

PATRICIA HAMMOND FAMILY TRUST
551 HERITAGE CT
CANTON, TX 75103

PHAM HIEN T AND NGOC DUNG T NGUYEN
572 ENGLAND STREET
FATE, TX 75189

IIF SFR LP
58 S RIVER DR STE 150
TEMPE, AZ 85288

KENDRICK MICHAEL AND MICHELLE
7157 HAVENWOOD DR
CASTLE PINES, CO 80108

MORGENSTERN KEN & ROWENA
8006 WILMINGTON DR
ROWLETT, TX 75089

REZAEIZADEH MASOUD & ZAHRA MEHDIZADEH
8409 NAVIGATION DR
ROWLETT, TX 75088

BEST JAMES
870 W INTERSTATE 30 SUITE 100
GARLAND, TX 75043

CCAA INVESTMENT I, LP
909 W BELT LINE RD
CEDAR HILL, TX 75104

XIONG HUI
M/R
, TX

SEVEN POINTS BORROWER, LLC
P.O. BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 6 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 7 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2024-034: SUP for a Short-Term Rental at 161 Walnut Lane
Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a Specific Use Permit (SUP) for a Short-Term Rental on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 13, 2024 at 6:00 PM,* and the City Council will hold a public hearing on *Monday, August 19, 2024 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, August 19, 2024 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2024-034: SUP for Short-Term Rental at 161 Walnut Lane

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

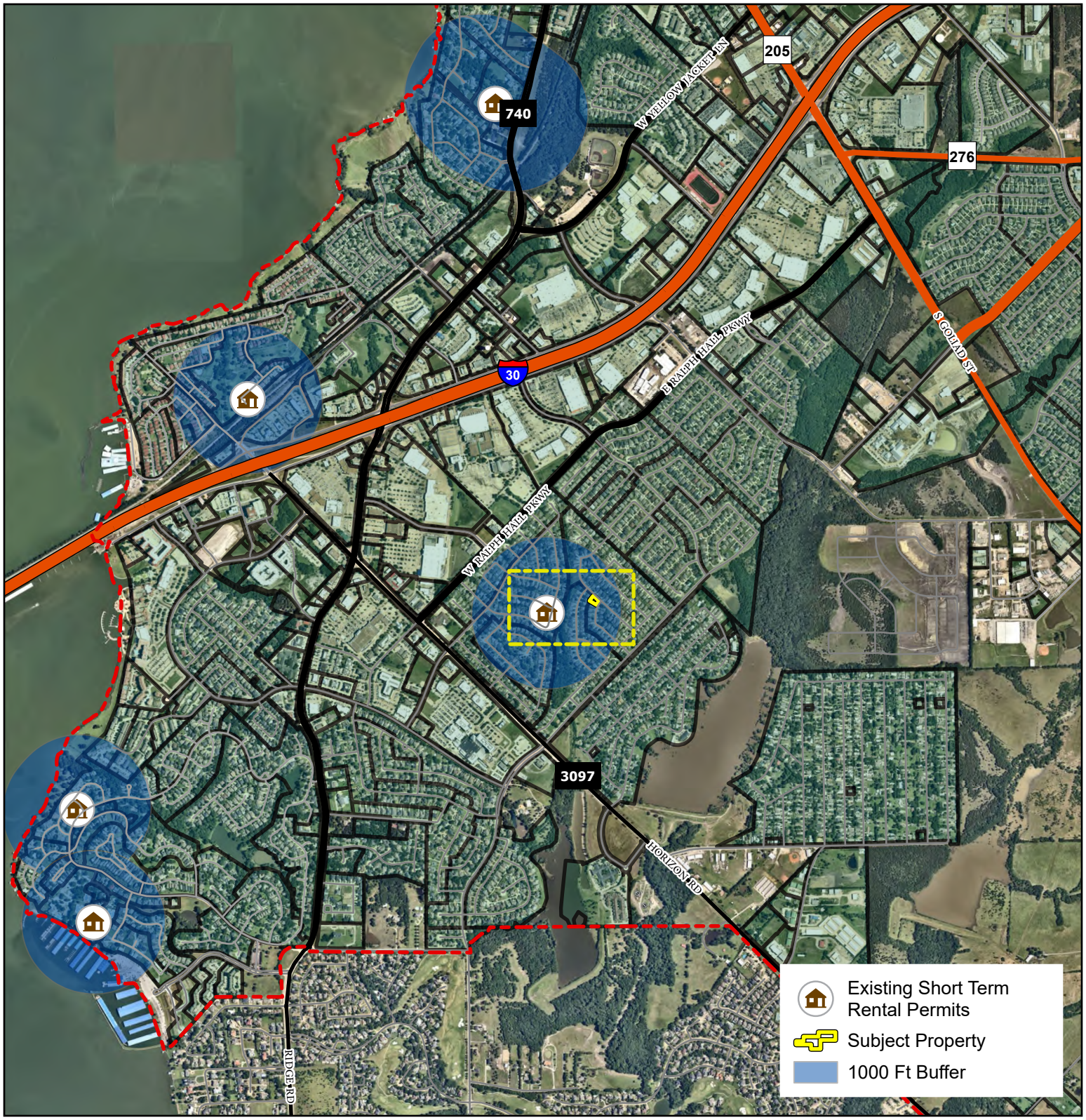
☐ I am opposed to the request for the reasons listed below.

Name:

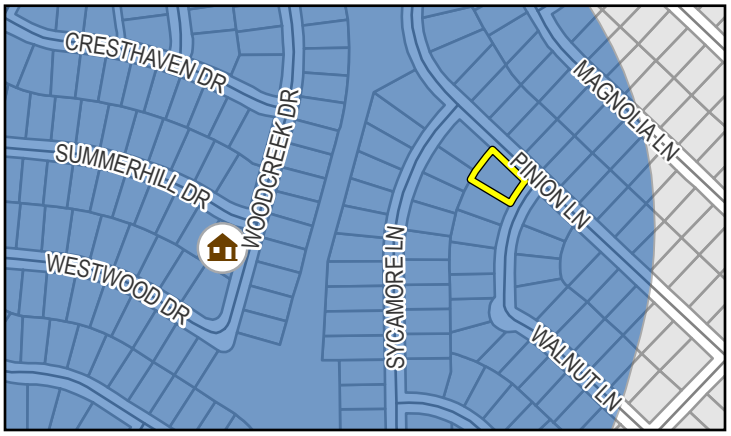
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



Case Number: Z2024-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 13 (PD-13)
Case Address: 161 Walnut Lane



Date Saved: 7/22/2024
For Questions on this Case Call (972) 771-7745

Private Oasis w/ a Pool & Gameroom

Share Save



Entire home in Rockwall, Texas
12 guests · 4 bedrooms · 4 beds · 2.5 baths
★ 4.68 · 65 reviews

Hosted by JLayne
5 years hosting

Dedicated workspace
A common area with wifi that's well-suited for working.

Self check-in
Check yourself in with the lockbox.

Free cancellation for 48 hours
Get a full refund if you change your mind.

Open floor plan with space for everyone. Enjoy a nice cocktail from the bar while relaxing by the pool. Outdoor kitchen with Bose speakers makes for an exceptional outdoor experience. New Gameroom area with pool table and dart board.
Master bedroom offers dual sided adjustable bed with fireplace that can be enjoyed from the large jetted tub or walk in shower space. All secondary rooms are located upstairs including a junior master with on suite. ...

Show more >

$420 night

CHECK-IN	CHECKOUT
8/9/2024	8/14/2024

GUESTS
1 guest

Reserve

You won't be charged yet

$420 x 5 nights	$2,100
Cleaning fee	$150
Airbnb service fee	$318
Total before taxes	**$2,568**

Report this listing

Where you'll sleep

1 / 2



Bedroom 1
1 king bed



Bedroom 2
1 queen bed

What this place offers

- Kitchen
- Wifi
- Dedicated workspace
- Free parking on premises
- Pool
- Pets allowed
- TV
- Washer
- Dryer
- Exterior security cameras on property

Show all 48 amenities

5 nights in Rockwall

Aug 9, 2024 - Aug 14, 2024

August 2024

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September 2024

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Clear dates

★ 4.68 · 65 reviews

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	4.7	4.8	4.9	4.9	4.8	4.7



Jaime
Rifle, Colorado

★★★★★ · **2 weeks ago** · Stayed with kids
A great place to stay for over the weekend! A beautiful and a fun pool for everyone to enjoy!

Show more

Danella
Capitan, New Mexico

★★★★★ · **June 2024** · Stayed with a pet
Beautiful home and we enjoyed our stay! Thank you!!



Mari
1 month on Airbnb

★★★★★ · **June 2024** · Stayed a few nights
This place was a great Oasis for family. Every need was met and for What was needed. Instructions were Provided to make everything easier to find and to follow. I would definitely Stay there again for a weekend get away!!👍

Show more



Dwana
Katy, Texas

★★★★★ · **May 2024** · Stayed with kids
Great all the way around



Cynthia Ann
1 year on Airbnb

★★★★★ · **March 2024** · Stayed about a week
JLayne's lovely home was a welcome retreat for my daughter and I during our home construction. It was cozy and comfortable and felt like home. JLayne was a perfect host and I highly recommend it.

Show more



LaVonda
8 years on Airbnb

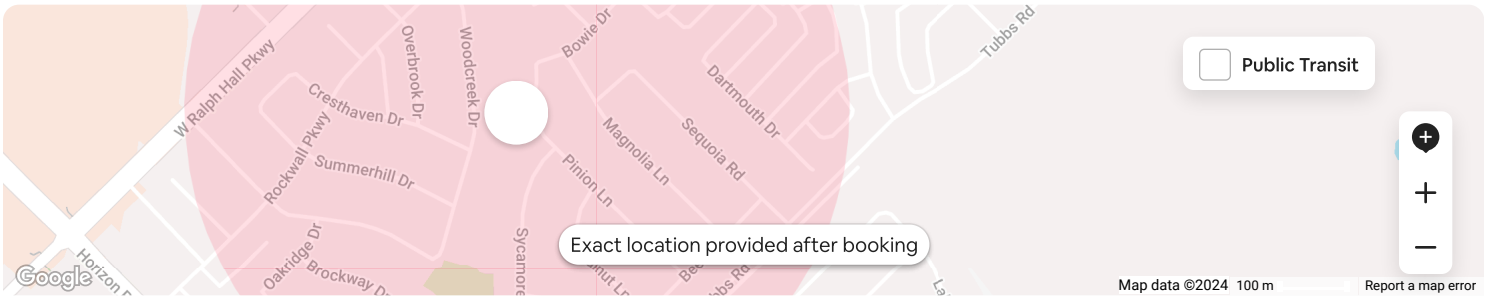
★★★☆☆ · **November 2023** · Stayed a few nights
The place was well-decorated, but dusty in areas. The master bedding smelled nice. It was noticeable. Light was out in the master shower . NO HOT TUB! No instructions on the fireplace. We called for instructions, told the host we did not need a visit. Host came over anyway. Did not appreciate the disregard of our wishes. Faucet handles on the jetted tub and shower both fell off. Cold water on the jetted tub does not work. A pool table and dart...

Show more

Show all 65 reviews

Where you'll be

Rockwall, Texas, United States



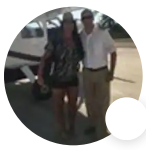
We verified that this listing's location is accurate. Learn more

Neighborhood highlights

The Harbor:
Lake Ray Hubbard
Fishing...

Show more ›

Meet your Host



JLayne
Host

97
Reviews

4.73★
Rating

5
Years hosting

My work: Realtor

Speaks English

I am a Realtor in Rockwall area and have a grown daughter who lives in Austin currently. I have two homes that I Air BnB.

Show more ›

Host details

Response rate: 100%
Responds within an hour

Message Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Things to know

House rules

Check-in after 3:00 PM

Checkout before 11:00 AM

12 guests maximum

Show more ›

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Carbon monoxide alarm

Show more ›

Cancellation policy

Free cancellation for 48 hours. Cancel before Aug 2 for a partial refund.

Review this Host's full policy for details.

Show more ›

Airbnb › United States › Texas › Rockwall County › Rockwall

Explore other options in and around Rockwall

Fort Worth
Vacation rentals

Arlington
Vacation rentals

Plano
Vacation rentals

Frisco
Vacation rentals

Irving
Vacation rentals

Log Cabin
Vacation rentals

Denton
Vacation rentals

McKinney
Vacation rentals

San Antonio
Vacation rentals

Other types of stays on Airbnb

Rockwall vacation rentals

Rockwall monthly stays

Lake house vacation rentals in Rockwall

House vacation rentals in Texas

Vacation rentals with a pool in Texas

Lake house vacation rentals in Texas

Pet-friendly vacation rentals in Texas

Mansion vacation rentals in Texas

House vacation rentals in United States

Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
RECEIVED BY:
DATE RECEIVED:
STR PERMIT NO.

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

KJM I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.

KJM I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.

KJM I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.

KJM I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.

KJM I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and -- *as the owner of the subject property* -- it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

☒ New Registration | ☐ Renewal of an Existing Registration

Was this property being used as a short-term rental prior to April 1, 2024? ☐ Yes | ☐ No

PROPERTY INFORMATION [PLEASE PRINT]

Address 1161 Walnut Lane; Rockwall 75032 Zoning
Subdivision Windmill Ridge Lot Block
General Location Horizon & Tubbs

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

☐ *SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or portion thereof* -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.

☐ *SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).

☐ *SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM)*. An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) -- *or a portion thereof* -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name Kaci J'Layne Mayfield Phone 972.814.4807
Mailing Address 1161 Walnut Lane City Rockwall State TX Zip Code 75032
Email jlaynemayfield@gmail.com

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☒ Same as Property Owner

Name Phone
Mailing Address City State Zip Code
Email

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- ☐ *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- ☐ *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- ☐ *PICTURES*. Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures -- *one (1) per each façade of a structure* -- and any on-site amenities.
- ☐ *COMMERCIAL INSURANCE*. Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (*or an equivalent*) coverage of a minimum of $500,000.00 per occurrence coverage and an aggregate of $1,000,000.000.
- ☐ *DRIVER LICENSE*. A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ☐ *ADVERTISING*. All advertising for the *Short-Term Rental – including online or on a proprietary website, application, or other technology* -- will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- ☐ *PARKING*. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- ☐ *EVACUATION PLAN*. [*ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR*] An evacuation plan showing how to exit the building has been posted on the front door.
- ☐ *TEMPORARY STRUCTURES*. There are *no* temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
- ☐ *TRASH/RUBBISH/SOLID WASTE*. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste -- *bagged or otherwise* -- placed on the ground.
- ☐ *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- ☐ *FIRE EXTINGUISHER*. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- ☐ *SMOKE AND CARBON MONOXIDE DETECTORS*. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- ☐ *INGRESS/EGRESS*. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
- ☐ *SLEEPING ACCOMODATION*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- ☐ *TENANT NOTIFICATION*. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [*1*] the property owner's and/or the *Responsible Party's* contact information and phone number; [*2*] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [*3*] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [*4*] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

Good morning, thank you for taking the time to review my request for a special permit, allowing me to have and maintain my short term rental.

I understand there was a deadline for submitting before July 1. However, the first week of May we found out that my sweet young niece had a very aggressive form of breast cancer. She has two young children, one boy that just turned one years old and a four year-old daughter. As you can imagine, the family was devastated and we all tried to Pitchin and help with food and caring for the kids, as well as helping her get to doctor visits and such. Not to mention the debilitating depression that comes with receiving such horrific news.

By the time I got back home and got back to clearing off things that needed to be accomplished I realized I had missed the deadline. I immediately called the city finding out what steps needed to be done and was told that it would be best if I spoke with Ryan, who was at that point on vacation due to the Fourth of July holiday. I waited until Monday and immediately went to speak to Ryan face-to-face. I was told that at that point there wasn't much more I could do other than to request a special use permit.

I was one of the very first Airbnbs in Rockwall and have an excellent rating as a super host. I do not allow parties and I am very diligent about checking in with my neighbors to make sure that everything has gone well and to let them know that if there's ever an issue to please contact me. My neighbor across the street has never been friendly with me and has definitely called the police several times on every other resident in the neighborhood. However, she has even seemed to be OK with the fact that I am doing the Airbnb and we have developed a great relationship , she appreciates the fact that I keep my house looking immaculate inside and out.

I am hoping that you will show a little grace and understand that I put family first above all else and that I will hopefully not be penalized for my lack of attention in this matter .

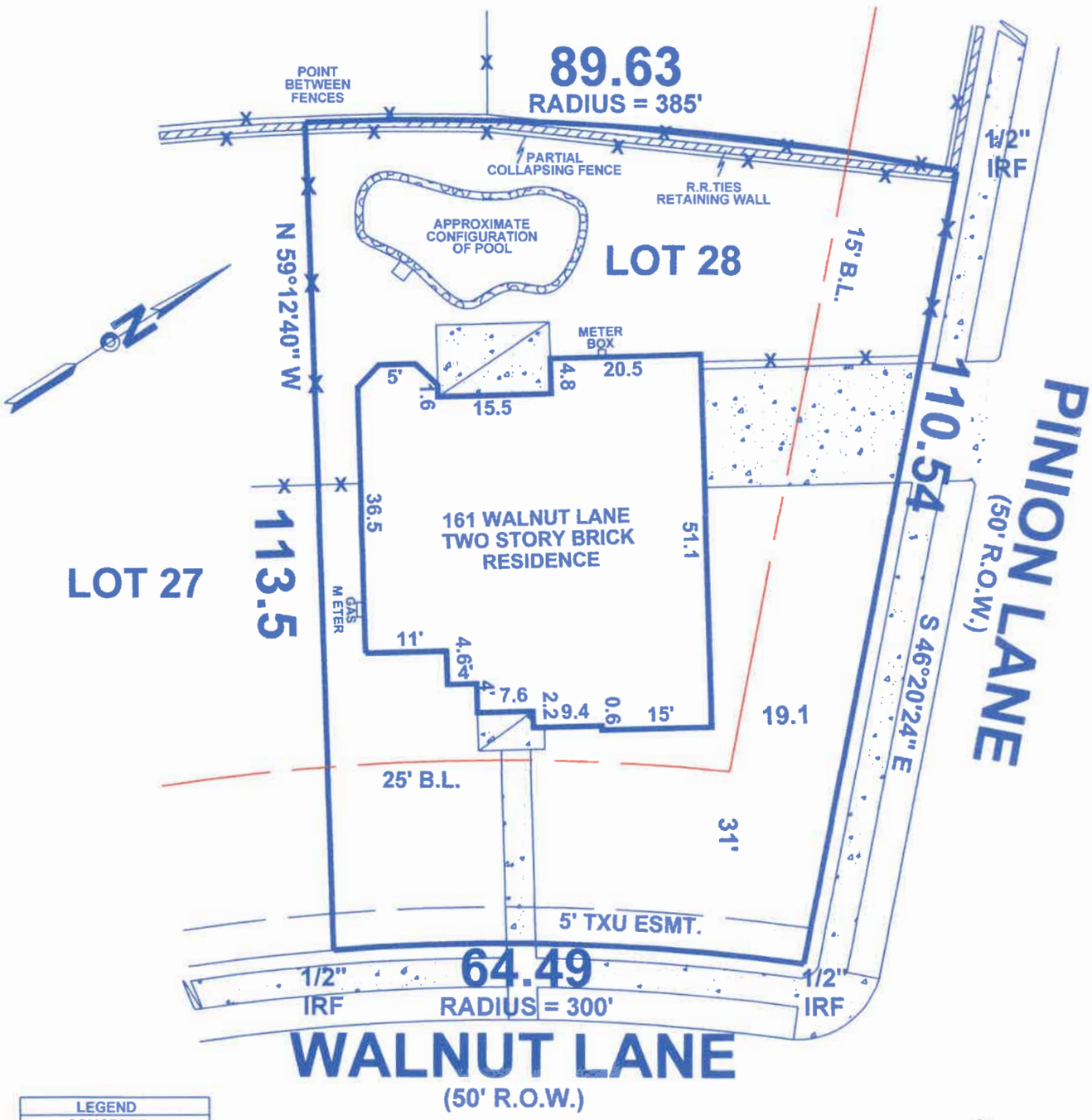
Please see the attached photos of my exterior and the quote for commercial insurance. Please let me know if there are any additional item needed before the July 30th meeting.

STADIA
LAND SURVEYING INC.

10 / 24 / 11

No. 161 WALNUT LANE in the city of ROCKWALL, ROCKWALL COUNTY, Texas.

Lot No. 28, Block No. A of WINDMILL RIDGE ESTATES NO. IV-B, an addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the REPLAT thereof recorded in CABINET E, SLIDE 139-140, PLAT records ROCKWALL County, Texas.



LEGEND
CONCRETE
FENCING
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
IRF - IRON ROD FOUND
IRS - IRON ROD SET
R.O.W.- RIGHT OF WAY

NOTE: THE FOLLOWING EASEMENTS RECORDED IN VOL. 54, PG. 512, VOL. 147, PG. 914, VOL. 166, PG. 225, VOL. 198, PG. 909, VOL. 209, PG. 326, VOL. 64, PG. 313, VOL. 133, PG. 3, VOL. 195, PG. 698, VOL. 136, PG. 78, VOL. 2499, PG. 136 & VOL. 1005, PG. 235, R.P.R.R.C.T.; DOES NOT TO MY KNOWLEDGE AND BELIEF AFFECT THIS LOT.

STATE OF TEXAS
REGISTERED
JIMMY E. POGUE
5592
PROFESSIONAL
LAND SURVEYOR

SURVEY ONLY VALID WITH ORIGINAL SEAL AND SIGNATURE

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY, AS DETERMINED BY ON THE GROUND SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF ABOVE GROUND BUILDINGS AND ABOVE GROUND IMPROVEMENTS ARE AS SHOWN, ALL ABOVE GROUND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY AS SHOWN.

EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

Scale 1" = 20'

Date 10 / 24 / 11

JOB No: 0632-11

This survey was performed EXCLUSIVELY for and in connection with the transaction described in GF. No. 2681803-1 of LENDING EDGE MORTGAGE Title Company. Use of this survey for any other purpose or by any other parties shall be strictly prohibited as this survey is a copyright owned by STADIA LAND SURVEYING, Inc. , and all other uses are forbidden, without prior written consent of STADIA LAND SURVEYING, Inc. ©

JIMMY E. POGUE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5592

STADIA LAND SURVEYING, INC.
P.O. BOX 1886
RED OAK, TEXAS 75154
PHONE (972) 617 - 9988
FAX: (972) 617 - 6809
stadiasurveying@sbcglobal.net

3:15
◀ Gmail
5G

Allstate | Personalized Insurance Proposal℠

Summary | Coverage | Agency

161 Walnut Ln, Rockwall, TX 75032

Term	Estimated Premium
12 months	**$4,469.64**

Coverage	Premium
Burglary Selected	Included
Vandalism Selected	Included
Dwelling Protection $449,236	$4,433.64
Liability Protection $500,000 per occurrence	$36.00
Premises Medical Protection	Included

myproposal.allstate.com
66






TEXAS
SJG-9397


161

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 13 (PD-13) [*ORDINANCE NO. 94-41*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.1980-ACRE PARCEL OF LAND IDENTIFIED AS LOT 28, BLOCK A, WINDMILL RIDGE ESTATES, PHASE 4B, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; 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, the City has received a request from Kari J'Layne Mayfield for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental* on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; 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 affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 13 (PD-13) [*Ordinance No. 94-41*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *a Non-Owner-Occupied Short-Term Rental* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and

DRAFT 09.13.2024

Subsection 03.01, *General Residential Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; Planned Development District 13 (PD-13) [*Ordinance No.94-41*]; and, Article 02, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances -- as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Non-Owner-Occupied Short-Term Rental* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance.

(2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require compliance to the following:

(1) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and

DRAFT ORDINANCE 07.30.2024

applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3rd DAY OF SEPTEMBER, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

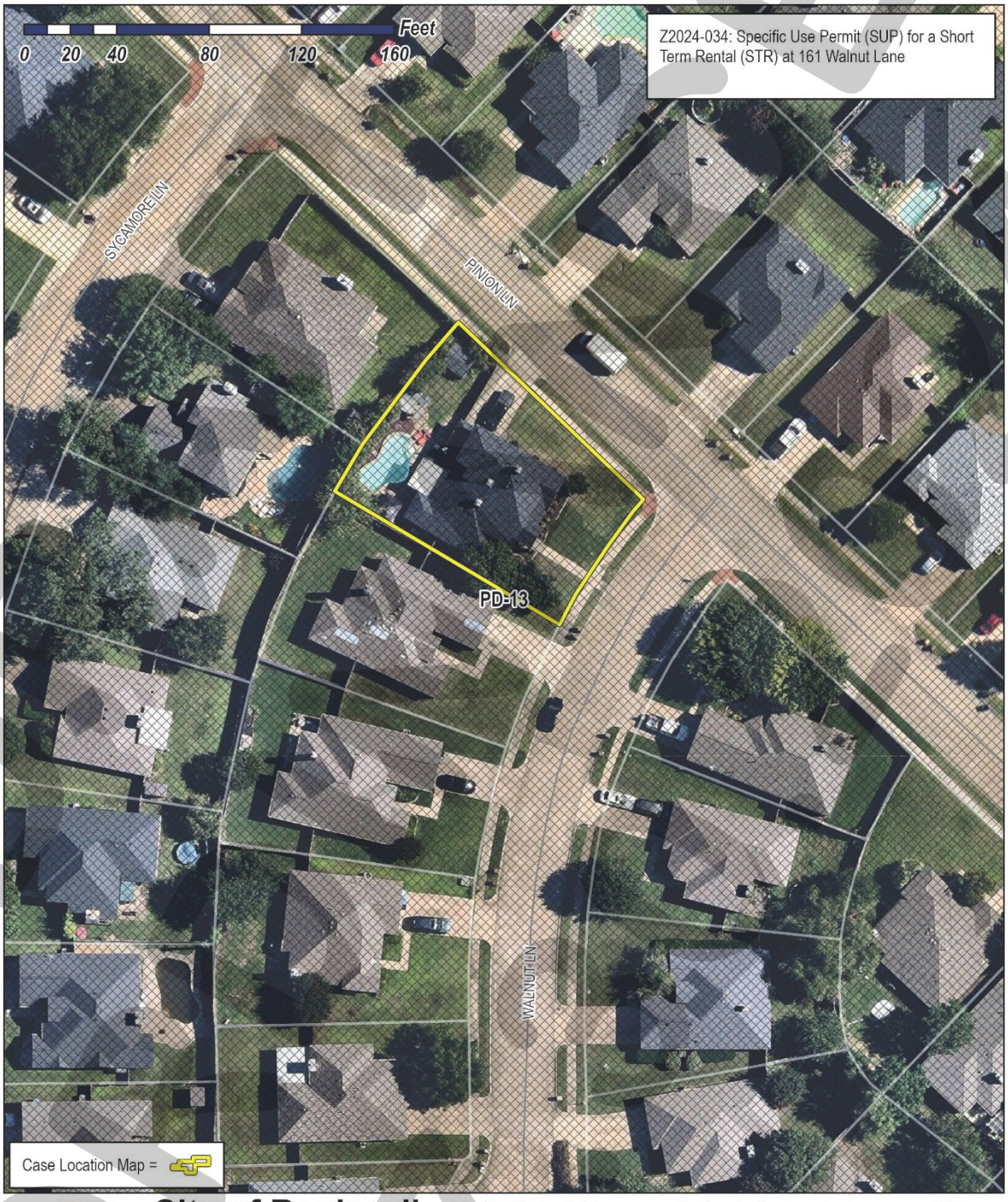
1st Reading: *August 19, 2024*

2nd Reading: *September 3, 2024*

DRAFT ORDINANCE 07.30.2024

Exhibit 'A'
Zoning Exhibit

Address: *161 Walnut Lane*
Legal Description: *Lot 28, Block A, Windmill Ridge Estates*



City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

DRAFT

Exhibit 'B':
Short-Term Rental Permit Application

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
RECEIVED BY:
DATE RECEIVED:
STR PERMIT NO.

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

KJM I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.

KJM I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.

KJM I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.

KJM I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.

KJM I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and -- *as the owner of the subject property* -- it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

☒ New Registration | ☐ Renewal of an Existing Registration

Was this property being used as a short-term rental prior to April 1, 2024? ☐ Yes | ☐ No

PROPERTY INFORMATION [PLEASE PRINT]

Address 161 Walnut Lane; Rockwall 75032 Zoning
Subdivision Windmill Ridge Lot Block
General Location Horizon & Tubbs

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

☐ *SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or portion thereof* -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.

☐ *SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).

☐ *SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM)*. An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) -- *or a portion thereof* -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name Kai J'Layne Mayfield Phone 972.814.4807
Mailing Address 161 Walnut Lane City Rockwall State TX Zip Code 75032
Email jaynemayfield@gmail.com

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☒ Same as Property Owner

Name Phone
Mailing Address City State Zip Code
Email

DRAFT 07.30.2024

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- ☐ *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- ☐ *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- ☐ *PICTURES*. Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures -- *one (1) per each façade of a structure* -- and any on-site amenities.
- ☐ *COMMERCIAL INSURANCE*. Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (*or an equivalent*) coverage of a minimum of $500,000.00 per occurrence coverage and an aggregate of $1,000,000.000.
- ☐ *DRIVER LICENSE*. A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ☐ *ADVERTISING*. All advertising for the *Short-Term Rental – including online or on a proprietary website, application, or other technology* -- will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- ☐ *PARKING*. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- ☐ *EVACUATION PLAN*. [*ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR*] An evacuation plan showing how to exit the building has been posted on the front door.
- ☐ *TEMPORARY STRUCTURES*. There are *no* temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
- ☐ *TRASH/RUBBISH/SOLID WASTE*. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste -- *bagged or otherwise* -- placed on the ground.
- ☐ *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- ☐ *FIRE EXTINGUISHER*. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- ☐ *SMOKE AND CARBON MONOXIDE DETECTORS*. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- ☐ *INGRESS/EGRESS*. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
- ☐ *SLEEPING ACCOMODATION*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- ☐ *TENANT NOTIFICATION*. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [*1*] the property owner's and/or the *Responsible Party's* contact information and phone number; [*2*] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [*3*] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [*4*] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *MY COMMISSION EXPIRES*

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

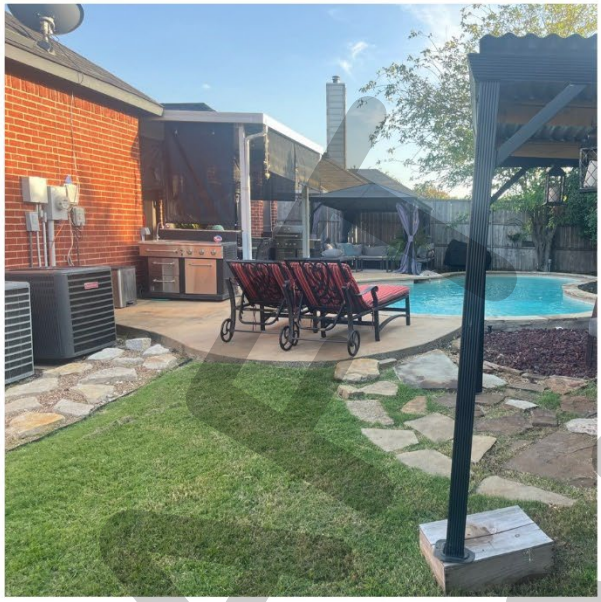
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *MY COMMISSION EXPIRES*

DRAFT NOT FOR SIGNATURE 07.30.2024

Exhibit 'C':
Short-Term Rental Photographs









DRAFT
ORDINANCE
07.3.2024

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	August 13, 2024
APPLICANT:	Kari J'Layne Mayfield
CASE NUMBER:	Z2024-034; *Specific Use Permit (SUP) for a Short-Term Rental at 611 Walnut Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary.

BACKGROUND

According to the City's annexation ordinances, the subject property was annexed on August 2, 1976 by *Ordinance No. 76-11* [*Case No. A1976-001*]. Concurrently with this annexation, the City Council approved *Ordinance No. 76-12* [*Case No. PZ1976-004*], which zoned the subject property to a Single-Family 4 (SF-4) District. On February 2, 1981, the City Council approved a zoning change [*Case No. PZ1980-011-01*] from a Single-Family 4 (SF-4) District to Planned Development District 13 (PD-13) for single-family and two-family land uses through the adoption of *Ordinance No. 81-05* [*Case No. PZ1980-011-01*]. Planned Development District 13 (PD-13) [*Ordinance No. 81-05*] was amended by the City Council on September 10, 1984 through the adoption of *Ordinance No. 84-43* [*Case No. PZ1984-079-01*] and on December 19, 1994 through the adoption of *Ordinance No. 94-41* [*Case No. PZ1994-040-01*]. *Ordinance No. 94-1 -- the final amendment to Planned Development District 13 (PD-13)* -- re-designated the subject property to Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses. On June 18, 2001, the subject property was established as Lot 28, Block A, Windmill Ridge Estates, Phase 4B Addition through the adoption of a final plat by the City Council [*Case No. PZ2000-085-01*]. According to Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 3,088 SF single family home that was constructed in 2001 and a 120 SF storage shed constructed in 2019.

PURPOSE

The applicant -- *Kari J'Layne* -- is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of allowing a *Short-Term Rental (Owner-Occupied Single-Family Home*) on the subject property that is located within 1,000-feet of an existing *Short-Term Rental (Owner-Occupied Single-Family Home)*.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 161 Walnut Lane. The land uses adjacent to the subject property are as follows:

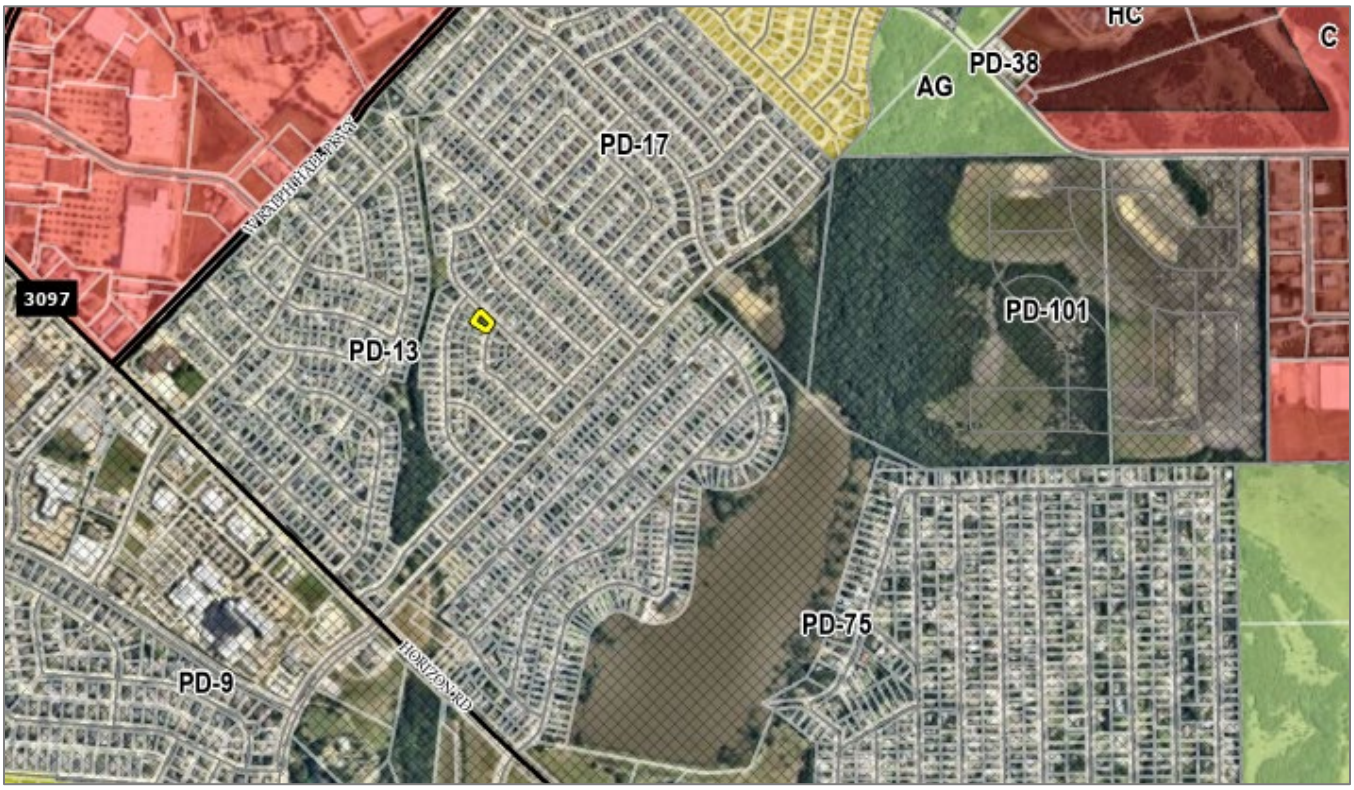
North: Directly north of the subject property is the remainder of Phase 4B of the Windmill Ridge Estates Subdivision, which is comprised of 166 single-family residential lots on 38.66-acres of land that is zoned Planned Development District 13 (PD-13). Beyond this are Phases 3 & 4 of the Lynden Park Estates Subdivision, which are comprised of 155 single-family residential lots on 53.03-acres of land that is zoned Planned Development District 17 (PD-17). Beyond this is Phase 1 of the Highland Meadows Subdivision, which consists of 101 residential lots on 25.93 acres of land that is zoned Single-Family 7 (SF-7) District. North of this subdivision is Mims Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the remainder of Phase 4B of the Windmill Ridge Estates Subdivision, which is comprised of 166 single-family residential lots on 38.66-acres of land that is zoned Planned Development District 13 (PD-13). Beyond this is Horizon Road, which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this roadway is a 23.0927-acre parcel of land developed with several hospital/medical office buildings that are zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

East: Directly east of the subject property is the remainder of the Phase 4B of the Windmill Ridge Estates Subdivision which is comprised of 38.66-acres of land that is zoned Planned Development District 13 (PD-13). Beyond that is Tubbs Road which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Lake Rockwall Estates Subdivision, which is a 235.91-acre residential subdivision that isis zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is the remainder of the Windmill Ridge Estates Subdivision which is zoned Planned Development District 13 (PD-13). Beyond this is W. Ralph Hall Parkway, which is identified as an A4D (i.e. major arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this roadway is a 16.062-acre parcel of land (*i.e. Lot 3, Block C, Steger Town Crossing, Phase II*) which isdeveloped with a General Retail Store (*i.e. Lowes Home Improvement Center*) and is zoned Commercial (C) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

On April 1, 2024, the City Council approved *Ordinance No. 24-10*, which amended both the Unified Development Code (UDC) and the Municipal Code of Ordinances for the purpose of creating zoning and regulatory restrictions for *Short-Term Rentals*. Specifically, this ordinance: [*1*] amended the *Permissible Land Use Charts* to create a *Short-Term Rental* land use, [*2*] created *Conditional Land Use Standards* for each type of *Short-Term Rental* (*i.e. Owner Occupied and Non-Owner Occupied*), [*3*] created a *Short-Term Rental Permit and Registration Program*, [*4*] created *General Standards* for *Short-Term Rentals*, [*5*] established a minimum general commercial insurance coverage requirement, [*6*] established enforcement and penalty

procedures, [*7*] required a responsible party as part of the permit and registration, [*8*] created an appeal process, and [*9*] established non-conforming rights for properties that were in operation prior to the adoption of the ordinance. As part of this process, staff sent out notices to all existing *Short-Term Rentals* in the City of Rockwall, and established a *grace period* from _ to July 1, 2024 to allow existing *Short-Term Rentals* the ability to submit for a *Short-Term Rental Permit and Registration*. During this *grace period* existing *Short-Term Rentals* were exempted from the proximity requirements established by the zoning ordinance.

According to Article 13, *Definitions*, of the Unified Development Coe (UDC), a *Short-Term Rental* is defined as "… a residential dwelling unit, apartment, condominium, or *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* in which the entire structure or a portion thereof is offered for rent for a period exceeding 12-hours, but less than 30 consecutive days, to a particular occupant. In practice, a *Short-Term Rental* is considered to be a residential land use, and is not considered to be a *Limited-Service Hotel*, *Full-Service Hotel*, *Residence Hotel*, *Motel*, or *Bed and Breakfast* as defined in this Unified Development Code (UDC)". This definition section goes on to define a *Non-Owner Occupied Short-Term Rental* as "(a) single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*)." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Non-Owner Occupied Short-Term Rental* is permitted in a Single-Family 7 (SF-7) District with the following conditions:

(a) *Short-Term Rentals* that are *Non-Owner-Occupied* shall not be located within 1,000-feet of another *Short-Term Rental* that is *Non-Owner Occupied*; however, *Short-Term Rentals* that were in existence prior to April 1, 2024 that [1] meet the criteria established in Subsection 06.05, *Non-Conforming Short-Term Rentals*, of this Article, and [2] received a valid permit and registration -- in accordance with Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances* -- prior to July 1, 2024 shall be exempted from the proximity requirements.

(b) *Short-Term Rentals* that are *Non-Owner-Occupied* that do not meet proximity requirements may be considered on a case-by-case basis by the Planning and Zoning Commission and City Council through a *Specific Use Permit (SUP)*. In considering a *Specific Use Permit (SUP)* for a *Short-Term Rental* that is *Non-Owner-Occupied* the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing *Short-Term Rentals* on the adjacent residential properties and their occupants.

(c) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (*e.g. Banquet Facility/Event Hall which includes meeting halls and wedding venues*) as stipulated by the Permissible Use Charts.

(d) In order to establish and operate a *Short-Term Rental* (*Non-Owner-Occupied Single-Family Home, Townhome, or Duplex*) in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances*.

In this case, the applicant for the requested *Short-Term Rental (STR)* at 161 Walnut Lane has provided a letter stating that she was in operation prior to the adoption of *Ordinance No. 24-10*, and did receive staff's notice about the grace period and pending registration; however, failed to apply for the *Short-Term Rental* prior to the deadline of July 1, 2024. When the applicant submitted the application for registration after July 1, 2024, it was determined that there was already a permitted *Non-Owner Occupied Short-Term Rental* within 564-feet of the subject property, and that the applicant's request failed to meet the proximity requirements to allow another *Non-Owner Occupied Short Term Rental*. Based on this, the applicant was notified that a *Specific Use Permit (SUP)* would need to be requested before the *Short-Term Rental Permit* could be submitted and issued. In response to this, the applicant has provided the necessary permit application and photos of the property, which are included in the attached packet.

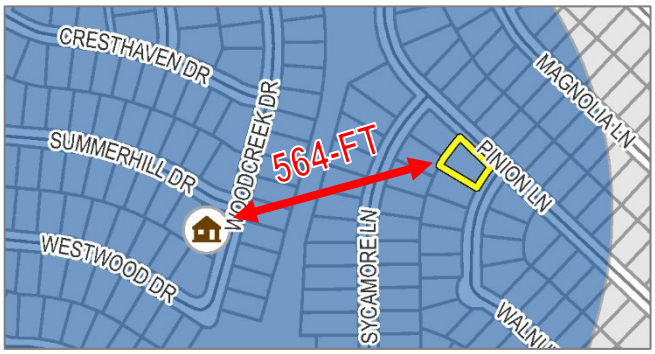


FIGURE 1: SUBJECT PROPERTY PROXIMITY TO EXISTING NON-OWNER OCCUPIED SHORT-TERM RENTAL

STAFF'S ANALYSIS

When evaluating the *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental*, the Planning and Zoning Commission and City Council should assess the size, location, and impact of both the proposed and existing *Short-Term Rentals* on nearby residential properties and their occupants. This proposed *Short-Term Rental* is located 564-feet from an existing and permitted *Owner-Occupied Short-Term Rental* (*i.e. 141 Summerhill Lane*) [*Permit No. STR2024-1571*] that accommodates up to six (6) guests with three (3) bedrooms and two (2) bathrooms. The AirBNB listing for the proposed *Short-Term Rental* advertises accommodations for up to ten (10) guests, featuring four (4) bedrooms and 2½ bathrooms.

Staff should note that the applicant has had two (2) police incidents on the subject property since beginning the *Short-Term Rental* operation in 2019; however, these incidents appear to be unrelated to the *Short-Term Rental* land use. On May 8, 2020, officers responded to a complaint of a gathering during the COVID-19 pandemic, and on October 30, 2021, officers responded to a barking dog complaint. Both incidents were resolved. Additionally, the photos submitted for review by the applicant show two (2) unpermitted structures in the backyard, which must be removed or permitted prior to the issuance of a *Short-Term Rental* permit.

With all this being said, this request for a Specific Use Permit (SUP) for a *Non-Owner-Occupied Short-Term Rental (STR)* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 23, 2024, staff mailed 157 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lynden Park Homeowners Association (HOA), which is the only homeowners association or neighborhood organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received five (5) notices back in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for *a Non-Owner Occupied Short-Term Rental (STR)*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

  (1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance.

  (2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

(2) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:
CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	161 Walnut Lane				
SUBDIVISION	Windmill Ridge Estates 4-B	LOT	28	BLOCK	A
GENERAL LOCATION	Horizon & Tubbs				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	Residence
PROPOSED ZONING		PROPOSED USE	Short Term Rental
ACREAGE	.198	LOTS [CURRENT]	LOTS [PROPOSED]

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	Kari J'Layne Mayfield	☐ APPLICANT	
CONTACT PERSON	J'Layne Mayfield	CONTACT PERSON	
ADDRESS	161 Walnut Lane	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	
PHONE	972 814 4807	PHONE	
E-MAIL	jaynemayfield@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kari J. Mayfield [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ ____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF July, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

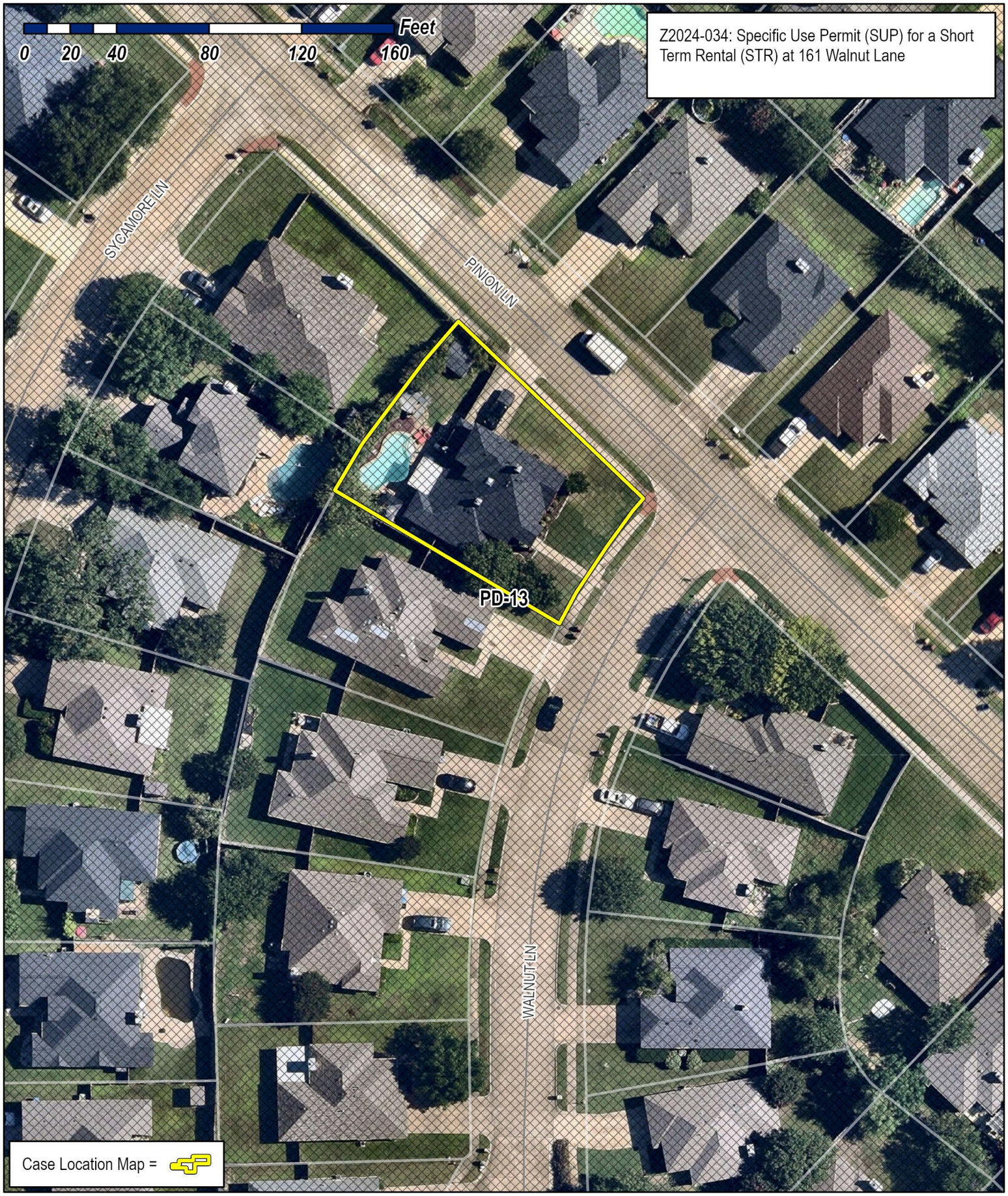
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th *DAY OF* July, 2024

OWNER'S SIGNATURE Kari J'Layne Mayfield

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tracy Barnett

TRACY MICHELLE BARNETT
Notary Public, State of Texas
Comm. Expires 10-20-2024
Notary ID 11267693

MY COMMISSION EXPIRES



City of Rockwall

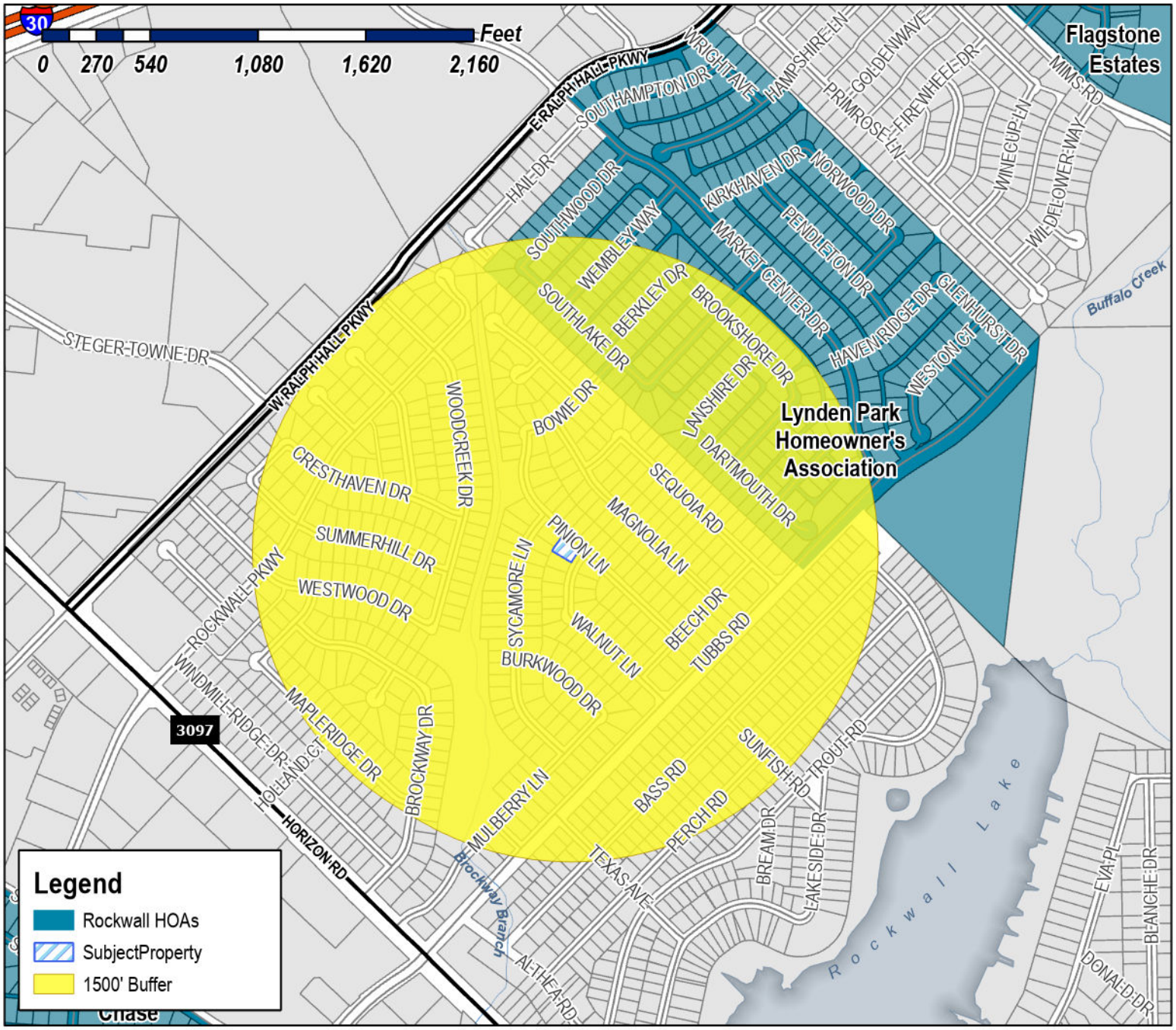
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

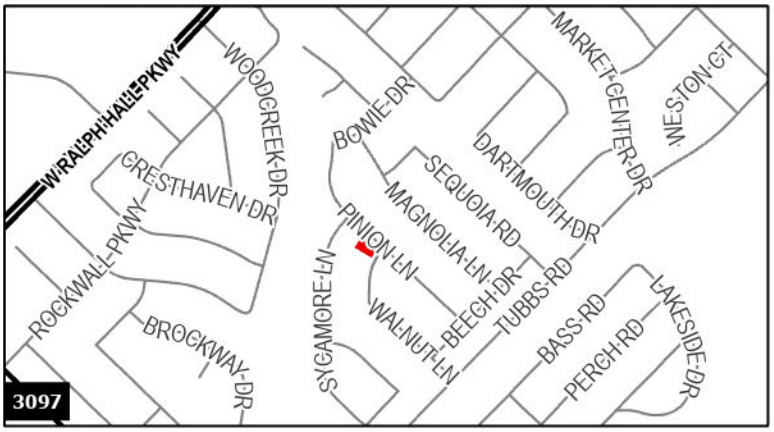
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Case Number: Z2024-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 13 (PD-13)
Case Address: 161 Walnut Lane



Date Saved: 7/22/2024
For Questions on this Case Call (972) 771-7745

Ross, Bethany

From: Guevara, Angelica
Sent: Wednesday, July 24, 2024 3:06 PM
Cc: Miller, Ryan; Lee, Henry; Zavala, Melanie; Ross, Bethany
Subject: Neighborhood Notification Email [Z2024-034]
Attachments: Public Notice (P&Z).pdf; HOA Map (07.22.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, July 26, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, August 13, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 19, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2024-034: SUP for a Short-Term Rental at 161 Walnut Lane
Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary.

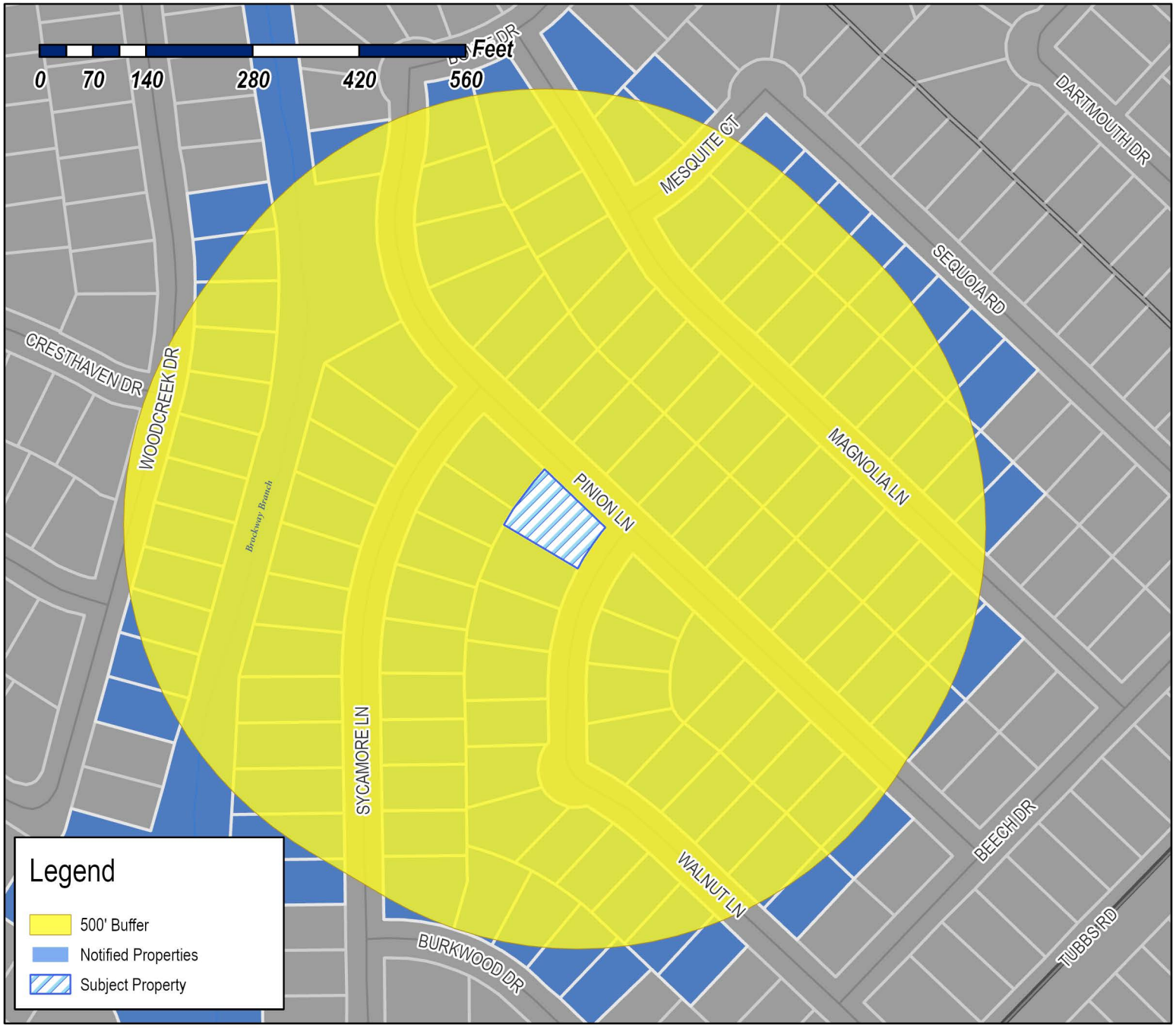
Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

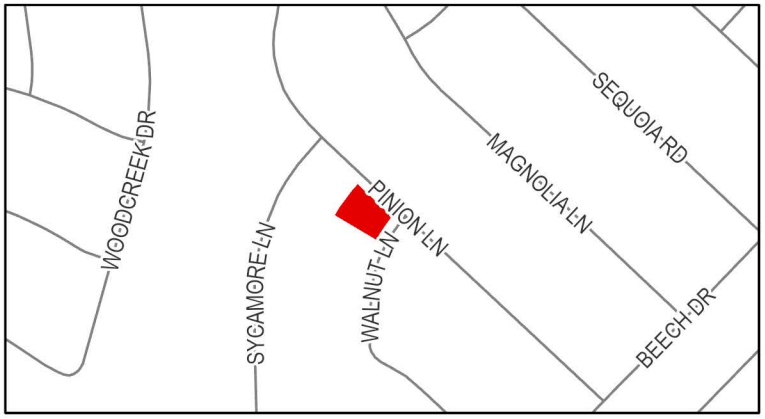
City of Rockwall

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Case Number: Z2024-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 13 (PD-13)
Case Address: 161 Walnut Lane



Date Saved: 7/19/2024
For Questions on this Case Call: (972) 771-7745

ASKREN MARJORIE BERNICE
106 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
108 WOODCREEK DR
ROCKWALL, TX

VILLA ROBERTO AND RITA
110 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
112 WALNUT LN
ROCKWALL, TX

RESIDENT
112 WOODCREEK DR
ROCKWALL, TX

DOHERTY BAILEE
113 PINION LANE
ROCKWALL, TX 75032

DOMINGUEZ OSCAR TORREZ
114 WOODCREEK DRIVE
ROCKWALL, TX 75032

BEKTESHI BUJAR AND FATLUME
116 PINION LN
ROCKWALL, TX 75032

CROSS DARRELL LEE & PRISSY
116 WALNUT LN
ROCKWALL, TX 75032

SANDLIN MELANIE B
116 WOODCREEK DR
ROCKWALL, TX 75032

GAMINO RYAN
117 MAGNOLIA LANE
ROCKWALL, TX 75032

THOMAS JIMMY B & FLOR L
117 PINION LN
ROCKWALL, TX 75032

ZEPEDA FELIBERTO J & GUADALUPE
117 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
118 WOODCREEK DR
ROCKWALL, TX

YAMAZAKI RYO
11TH FLOOR, 10-1, GINZA 6-CHOME, CHUO-KU
TOKYO, 104-0061, JAPAN,

RESIDENT
120 PINION LN
ROCKWALL, TX

FILIC VINKO & VERONIKA
120 WALNUT LN
ROCKWALL, TX 75032

NANNIS JOEL DAVID & ERIKA D
120 WOODCREEK DR
ROCKWALL, TX 75032

US REO LLC SERIES M
1200 JUPITER ROAD SUITE #940414
PLANO, TX 75094

RESIDENT
121 PINION LN
ROCKWALL, TX

RESIDENT
121 WALNUT LN
ROCKWALL, TX

RUIZ LETICIA AND
121 MAGNOLIA LANE
ROCKWALL, TX 75032

BAKER SARAH L
122 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
124 WOODCREEK DR
ROCKWALL, TX

HEAKE PRISCILLA A
124 BOWIE DR
ROCKWALL, TX 75032

ALAM ISHTIAQ & PARISA HOOSAIN
124 MAGNOLIA LANE
ROCKWALL, TX 75032

O'FARRIELL FREDDY E & JUDY L
124 PINION LN
ROCKWALL, TX 75032

PAULOS BINIAM
124 WALNUT LANE
ROCKWALL, TX 75032

BROWN GREGORY A
125 MAGNOLIA LN
ROCKWALL, TX 75032

LADNIER DALE L & JULIA M
125 PINION LN
ROCKWALL, TX 75032

ROSALES SILVIA BLANCO AND
125 WALNUT LANE
ROCKWALL, TX 75032

CERVERA DANIEL A
12513 NE 130TH WAY APT C104
KIRKLAND, WA 98034

SANFORD LARRY J & HOLLY
126 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
128 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
128 PINION LN
ROCKWALL, TX

RESIDENT
128 WALNUT LN
ROCKWALL, TX

GROVES JASON R & KRISTI L
128 BOWIE DR
ROCKWALL, TX 75032

DEMARS ROBERT DEAN AND LAURA M
128 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
129 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
129 PINION LN
ROCKWALL, TX

RESIDENT
129 WALNUT LN
ROCKWALL, TX

KUPERMAN IGOR
129F BENJAMIN COURT
PHILADELPHIA, PA 19114

RESIDENT
132 MAGNOLIA LN
ROCKWALL, TX

ESCOBAR CARLOS AGUILAR
132 PINION LANE
ROCKWALL, TX 75032

WATERS KEESTON AND KAYLA
132 WALNUT LANE
ROCKWALL, TX 75032

RESIDENT
133 PINION LN
ROCKWALL, TX

RESIDENT
133 SEQUOIA RD
ROCKWALL, TX

HOLT LEANNA M
133 MAGNOLIA LN
ROCKWALL, TX 75032

GAVRILESCU GHEORGHE & JEANINA
133 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
134 BOWIE DR
ROCKWALL, TX

RESIDENT
135 MESQUITE CT
ROCKWALL, TX

RESIDENT
136 PINION LN
ROCKWALL, TX

PORTER KRISTEN
136 MAGNOLIA LN
ROCKWALL, TX 75032

PETERSON CHARLES E & WANDA J
136 WALNUT LANE
ROCKWALL, TX 75032

RESIDENT
137 SEQUOIA RD
ROCKWALL, TX

DELA CRUZ VICTOR J AND RADHA JUNE AND
137 M AGNOLIA LN
ROCKWALL, TX 75032

WILSON KAREN
137 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
139 MESQUITE CT
ROCKWALL, TX

RESIDENT
140 MAGNOLIA LN
ROCKWALL, TX

SIMPSON CHERYL HUNT
140 PINION LANE
ROCKWALL, TX 75032

MESSENGER MICHELLE
140 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
141 SEQUOIA RD
ROCKWALL, TX

RESIDENT
141 WALNUT LN
ROCKWALL, TX

GUERRERA SALLY & RICHARD T
141 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
144 PINION LN
ROCKWALL, TX

MURPHREE APRIL L
144 MAGNOLIA LN
ROCKWALL, TX 75032

MALDONADO BENITO
144 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
145 SEQUOIA RD
ROCKWALL, TX

ALLEN JEFFREY C & JENNIFER S
145 MAGNOLIA LN
ROCKWALL, TX 75032

WITT JANIS L
145 WALNUT LN
ROCKWALL, TX 75032

ROVILLOS JOHN ISRAEL AMANDE AND GRACE HALIMA
148 MAGNOLIA LANE
ROCKWALL, TX 75032

GREEN ELISA A
148 PINION LN
ROCKWALL, TX 75032

LACY TAMARA J AND EBOW K
149 MAGNOLIA LN
ROCKWALL, TX 75032

MENO ROLAND A & WAYNETTE M
149 SEQUOIA RD
ROCKWALL, TX 75032

BOJARSKI JULIA B AND
149 WALNUT LANE
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

RESIDENT
152 PINION LN
ROCKWALL, TX

GARDNER EDWIN & DIANNE
152 MAGNOLIA
ROCKWALL, TX 75032

RESIDENT
153 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
153 SEQUOIA RD
ROCKWALL, TX

HARRELSON WILLIAM AND SARA
153 WALNUT LN
ROCKWALL, TX 75032

CARLSON KEVIN R & NATALIE L
1553 VZ COUNTY ROAD 1213
CANTON, TX 75103

GRYZIECKI CHASE
1553 VZCR 1213
CANTON, TX 75103

CARSON MICHELE L
156 MAGNOLIA LN
ROCKWALL, TX 75032

BURK JOHN AARON
156 PINION LN
ROCKWALL, TX 75032

RESIDENT
157 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
157 SEQUOIA RD
ROCKWALL, TX

PARKER REBECCA D
157 WALNUT LN
ROCKWALL, TX 75032

ABUNDIS ROBERTO AND YADIRA
160 MAGNOLIA LANE
ROCKWALL, TX 75087

MCGINNIS LEVIN L
160 PINION LN
ROCKWALL, TX 75032

PEARSON MARILYN
1606 WILLOW CREST DR
RICHARDSON, TX 75081

WATSON JAMES S & MICHELENE M
161 MAGNOLIA LN
ROCKWALL, TX 75032

SIPES RICKY W
161 SEQUOIA ROAD
ROCKWALL, TX 75032

MAYFIELD KARI JLAYNE
161 WALNUT LANE
ROCKWALL, TX 75032

GERRY KRISTOPHER ALEXANDER
164 PINION LANE
ROCKWALL, TX 75032

WHITE JUSTIN D
165 MAGNOLIA LN
ROCKWALL, TX 75032

MARONEY RHONDA
168 PINION LANE
ROCKWALL, TX 75032

PRODAHL DALE A & KAREN S
1685 PLUMMER DR
ROCKWALL, TX 75087

CONFIDENTIAL
169 MAGNOLIA LN
ROCKWALL, TX 75032

CSH PROPERTY ONE LLC
1717 MAIN STREET SUITE 2000
DALLAS, TX 75201

RESIDENT
172 PINION LN
ROCKWALL, TX

MORROW APRIL
173 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
176 PINION LN
ROCKWALL, TX

GARCIA VINCENT & ANA T GARCIA
177 PINION LN
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

GAITAN ALICIA S
202 BURKWOOD DRIVE
ROCKWALL, TX 75032

KANADY ELLEN
206 BURKWOOD DRIVE
ROCKWALL, TX 75032

RESIDENT
210 BURKWOOD DR
ROCKWALL, TX

HAMBRICK TIA T
214 BURKWOOD DR
ROCKWALL, TX 75032

BRISCO OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

HARGRAVE DAVID G TRUSTEE
2400 LEGEND DR
HEATH, TX 75032

JIA LI AND BIN SHUAI
2414 W TIMBERCREEK COURT
WICHITA, KS 67204

TYLER MATTHEW
2683 POTTER ST
EUGENE, OR 97405

BUDLONG GARY C & PEGGY B P
2920 WINAM AVE
HONOLULU, HI 96816

POPLAR HILLS LLC SERIES C- 140 MAGNOLIA DR
30 WINDSOR DRIVE
ROCKWALL, TX 75032

FALLS TERRI & DAVID
309 ROOKERY CT
MARCO ISLAND, FL 34145

MAHONEY PATRICK & DAWN
3685 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3690 SYCAMORE LN
ROCKWALL, TX

RESIDENT
3693 SYCAMORE LN
ROCKWALL, TX

MALY ALENA TRUSTEE
3699 SYCAMORE LN
ROCKWALL, TX 75032

WOOD MARY ELIZABETH
3700 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3703 SYCAMORE LN
ROCKWALL, TX

MAYFIELD DANIEL
3704 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3707 SYCAMORE LN
ROCKWALL, TX

MILEY VICKI
3708 SYCAMORE LN
ROCKWALL, TN 75032

RESIDENT
3711 SYCAMORE LN
ROCKWALL, TX

NEVILLE BARBARA AND JEFFREY RAMOS
3712 SYCAMORE LN
ROCKWALL, TX 75032

FORTYGIN DAVID & ANNA NAKUL
3715 SYCAMORE LN
ROCKWALL, TX 75032

WILLIAMS SHEREE
3716 SYCAMORE LANE
ROCKWALL, TX 75032

ABICHE EPHREM AND
3719 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3720 SYCAMORE LN
ROCKWALL, TX

DODSON AMANDA & BRANDON
3721 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3724 SYCAMORE LN
ROCKWALL, TX

LIBERIS CRYSTAL A
3725 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3728 SYCAMORE LN
ROCKWALL, TX

RESIDENT
3729 SYCAMORE LN
ROCKWALL, TX

ATKINS CATHERINE COOKE
3732 SYCAMORE LANE
ROCKWALL, TX 75032

SCHOBY DARLENE D
3733 SYCAMORE LN
ROCKWALL, TX 75032

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CRAWFORD FRANK STEVENSON
45 TOWNHOUSE LN
CORPUS CHRISTI, TX 78412

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

KOLESNIK LLC
502 COVEY TRL
ROCKWALL, TX 75087

PETERS DAVID
518 SESAME DR
MESQUITE, TX 75149

PATRICIA HAMMOND FAMILY TRUST
551 HERITAGE CT
CANTON, TX 75103

PHAM HIEN T AND NGOC DUNG T NGUYEN
572 ENGLAND STREET
FATE, TX 75189

IIF SFR LP
58 S RIVER DR STE 150
TEMPE, AZ 85288

KENDRICK MICHAEL AND MICHELLE
7157 HAVENWOOD DR
CASTLE PINES, CO 80108

MORGENSTERN KEN & ROWENA
8006 WILMINGTON DR
ROWLETT, TX 75089

REZAEIZADEH MASOUD & ZAHRA MEHDIZADEH
8409 NAVIGATION DR
ROWLETT, TX 75088

BEST JAMES
870 W INTERSTATE 30 SUITE 100
GARLAND, TX 75043

CCAA INVESTMENT I, LP
909 W BELT LINE RD
CEDAR HILL, TX 75104

XIONG HUI
M/R
, TX

SEVEN POINTS BORROWER, LLC
P.O. BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 6 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 7 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2024-034: SUP for a Short-Term Rental at 161 Walnut Lane
Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a Specific Use Permit (SUP) for a Short-Term Rental on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 13, 2024 at 6:00 PM,* and the City Council will hold a public hearing on *Monday, August 19, 2024 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, August 19, 2024 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2024-034: SUP for Short-Term Rental at 161 Walnut Lane

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Ross, Bethany

From: Guevara, Angelica
Sent: Tuesday, July 23, 2024 3:11 PM
To: Ross, Bethany
Subject: FW: AirBnb house at 161 Walnut Ln

From: vm <vanessamaldonado2003@yahoo.com>
Sent: Tuesday, July 23, 2024 2:08 PM
To: Guevara, Angelica <AGuevara@Rockwall.com>
Subject: AirBnb house at 161 Walnut Ln

Hello Angelica, thanks for the information you gave me over the phone in regards to the rezoning permit for the property at 161 Walnut Ln in Rockwall Texas 75032. The owner is still running an airbnb rental without a permit given by you guys. I will send you proof for today I just took from this week. This 2 cars you see are renting for this week. She normally has different rentals weekly. I also have videos of the huge parties that happen at her house. This has been happening for years. Please let me know if this is helpful. Enough proof at least for today to show that she is not obeying the new rules in the Rockwall area she should not be renting out without a permit until she has been approved. Please let me know if you have received my email. Thanks, B.V. Maldonado. 214 803-1457.

Ross, Bethany

From: Guevara, Angelica
Sent: Tuesday, July 23, 2024 3:11 PM
To: Ross, Bethany
Subject: FW: Airbnb 161 Walnut Ln

From: vm <vanessamaldonado2003@yahoo.com>
Sent: Tuesday, July 23, 2024 2:11 PM
To: Guevara, Angelica <AGuevara@Rockwall.com>
Subject: Airbnb 161 Walnut Ln

More pictures. The dark one if you look close you'll see the block party the people rented have out there.

Here you will see the Renter with back pack and the second picture that truck belongs to the homeower.

Yahoo Mail: Search, Organize, Conquer

On Tue, Jul 23, 2024 at 2:40 PM, Guevara, Angelica <AGuevara@Rockwall.com> wrote:

Hey there!

I received the pictures and will make sure to send them to the case manager. Thank you for providing these. Just a reminder, if you are not able to attend the August 13th meeting then please provide a letter stating everything you were mentioning over the phone. If you have any questions then please let me know.

Thank you,

Angelica

From: vm <vanessamaldonado2003@yahoo.com>
Sent: Tuesday, July 23, 2024 2:14 PM
To: Guevara, Angelica <AGuevara@Rockwall.com>
Subject: More evidence at 161 Walnut Ln

I looked back further back, and the people renting for the week were there when you guys were putting up the sign



Ross, Bethany

From: Guevara, Angelica
Sent: Wednesday, July 24, 2024 3:23 PM
To: Ross, Bethany
Subject: Fwd: Airbnb at 161 Walnut Ln

Sent from my iPhone

Begin forwarded message:

> **From:** vm <vanessamaldonado2003@yahoo.com>
> **Date:** July 24, 2024 at 3:18:45 PM CDT
> **To:** "Guevara, Angelica" <AGuevara@rockwall.com>
> **Subject: Airbnb at 161 Walnut Ln**
> **Reply-To:** vm <vanessamaldonado2003@yahoo.com>
>
> 
> Hello Angelica, the guest at 161 Walnut Ln are still there. They are having groceries delivered. Could you please pass this picture on to the right person. Thanks
>
> Yahoo Mail: Search, Organize, Conquer

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

<20240724_151403.png>



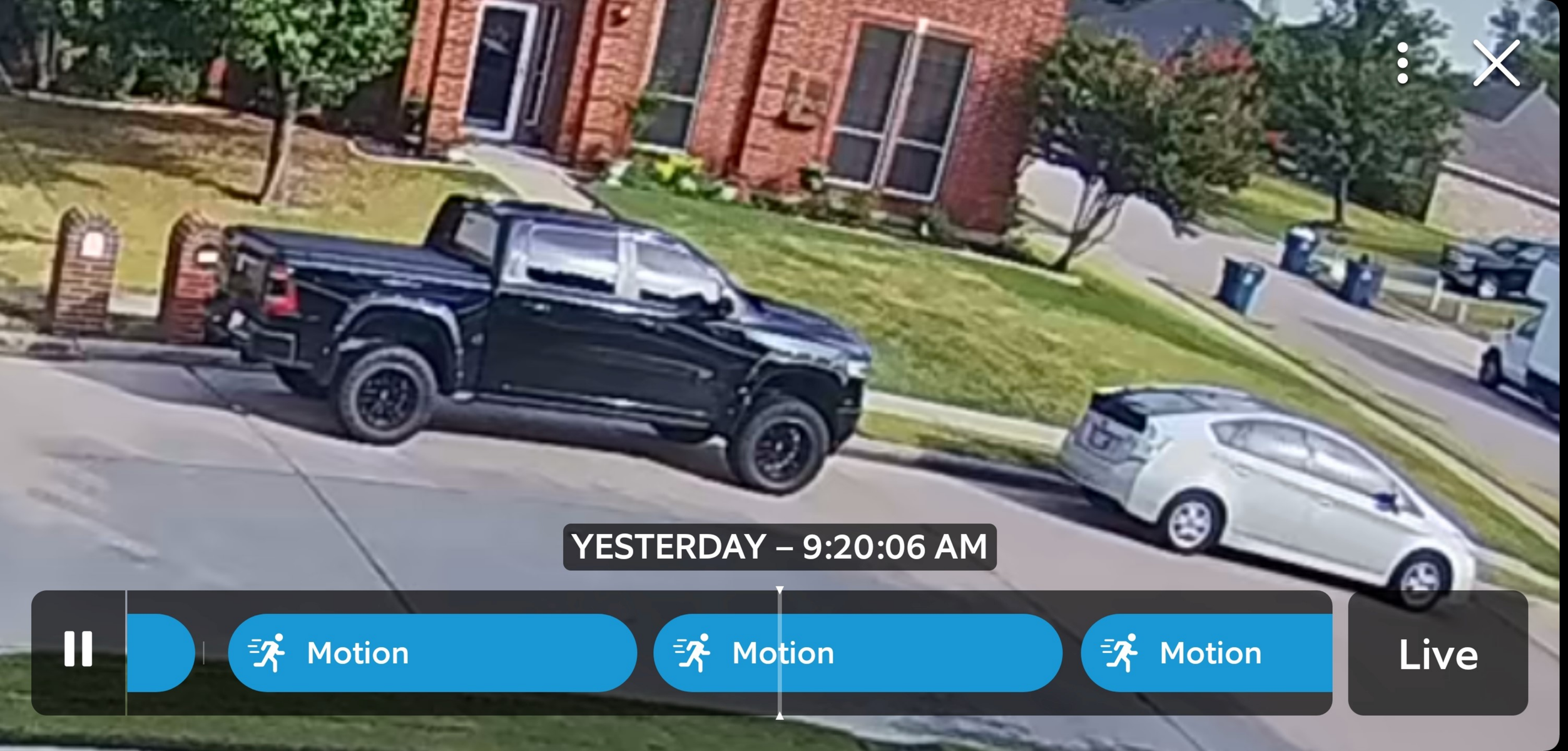



WALNUT
PINION
STOP
HAMMERHEAD




WALNUT
100
LN
PINION
STOP




YESTERDAY – 9:20:06 AM
Motion
Motion
Motion
Live

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-034

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

There are already enough issues with the long term rentals allowed within this subdivision.

Respondent Information

Please provide your information.

First Name *

Laura

Last Name *

DeMars

Address *

128 Woodcreek Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-034

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Patrick

Last Name *

Mahoney

Address *

3685 Sycamore Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-034

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Robert

Last Name *

Demars

Address *

128 Woodcreek Dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
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- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-034

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We are trying to get our neighborhood back filled with owners who care. Enough investors and rentals. No no no

Respondent Information

Please provide your information.

First Name *

Shane

Last Name *

Edmunds

Address *

156 Magnolia Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

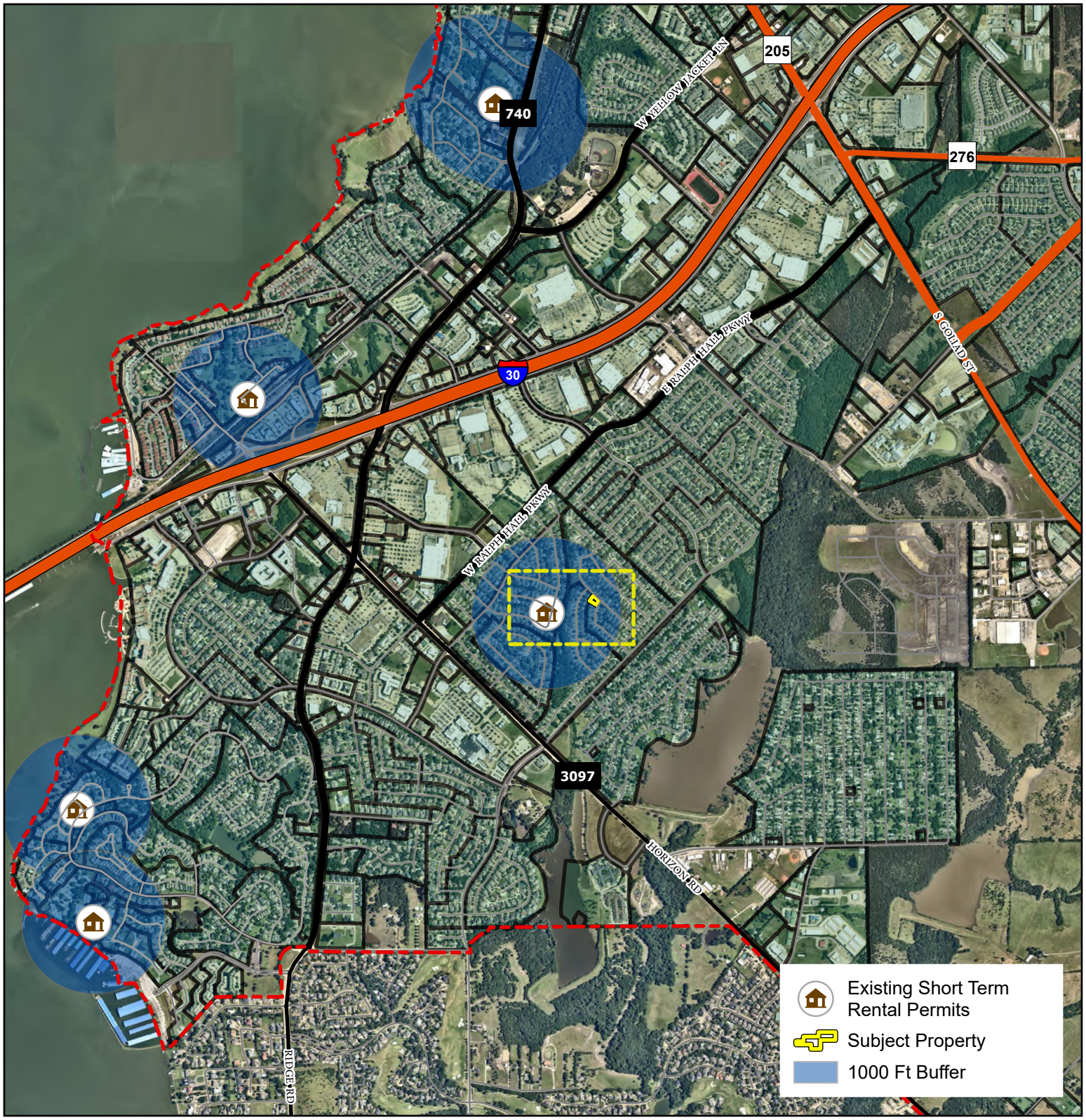
- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

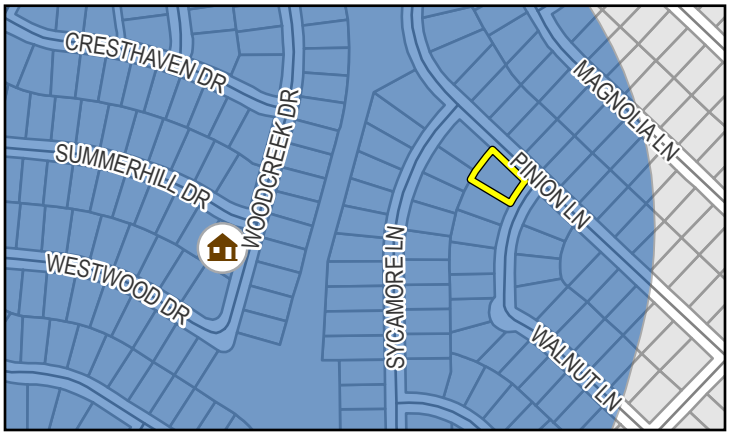
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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms



Case Number: Z2024-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 13 (PD-13)
Case Address: 161 Walnut Lane



Date Saved: 7/22/2024
For Questions on this Case Call (972) 771-7745

Private Oasis w/ a Pool & Gameroom

Share Save



Entire home in Rockwall, Texas
12 guests · 4 bedrooms · 4 beds · 2.5 baths
★ 4.68 · 65 reviews

Hosted by JLayne
5 years hosting

Dedicated workspace
A common area with wifi that's well-suited for working.

Self check-in
Check yourself in with the lockbox.

Free cancellation for 48 hours
Get a full refund if you change your mind.

Open floor plan with space for everyone. Enjoy a nice cocktail from the bar while relaxing by the pool. Outdoor kitchen with Bose speakers makes for an exceptional outdoor experience. New Gameroom area with pool table and dart board.
Master bedroom offers dual sided adjustable bed with fireplace that can be enjoyed from the large jetted tub or walk in shower space. All secondary rooms are located upstairs including a junior master with on suite. ...

Show more >

$420 night

CHECK-IN	CHECKOUT
8/9/2024	8/14/2024

GUESTS
1 guest

Reserve

You won't be charged yet

$420 x 5 nights	$2,100
Cleaning fee	$150
Airbnb service fee	$318
Total before taxes	**$2,568**

Report this listing

Where you'll sleep

1 / 2



Bedroom 1
1 king bed



Bedroom 2
1 queen bed

What this place offers

- Kitchen
- Wifi
- Dedicated workspace
- Free parking on premises
- Pool
- Pets allowed
- TV
- Washer
- Dryer
- Exterior security cameras on property

Show all 48 amenities

5 nights in Rockwall

Aug 9, 2024 - Aug 14, 2024

August 2024

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September 2024

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Clear dates

★ 4.68 · 65 reviews

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	4.7	4.8	4.9	4.9	4.8	4.7



Jaime
Rifle, Colorado

★★★★★ · **2 weeks ago** · Stayed with kids
A great place to stay for over the weekend! A beautiful and a fun pool for everyone to enjoy!

Show more

Danella
Capitan, New Mexico

★★★★★ · **June 2024** · Stayed with a pet
Beautiful home and we enjoyed our stay! Thank you!!



Mari
1 month on Airbnb

★★★★★ · **June 2024** · Stayed a few nights
This place was a great Oasis for family. Every need was met and for What was needed. Instructions were Provided to make everything easier to find and to follow. I would definitely Stay there again for a weekend get away!!👍

Show more



Dwana
Katy, Texas

★★★★★ · **May 2024** · Stayed with kids
Great all the way around



Cynthia Ann
1 year on Airbnb

★★★★★ · **March 2024** · Stayed about a week
JLayne's lovely home was a welcome retreat for my daughter and I during our home construction. It was cozy and comfortable and felt like home. JLayne was a perfect host and I highly recommend it.

Show more



LaVonda
8 years on Airbnb

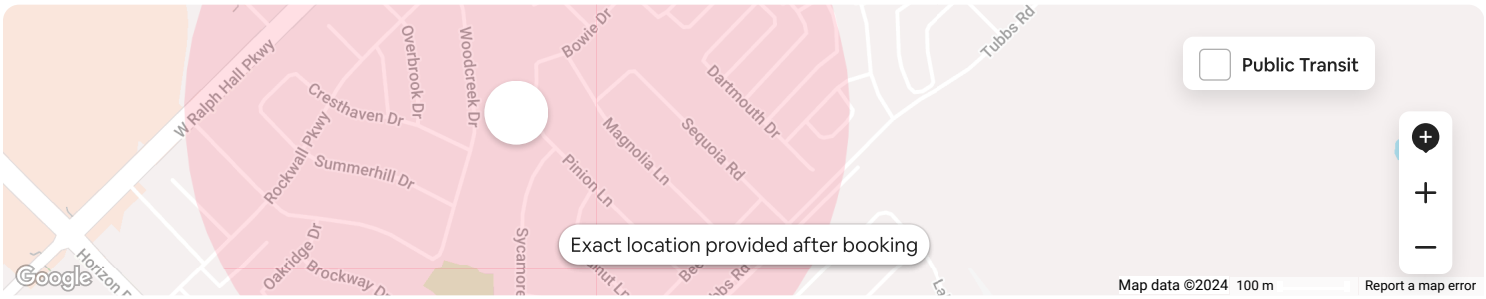
★★★☆☆ · **November 2023** · Stayed a few nights
The place was well-decorated, but dusty in areas. The master bedding smelled nice. It was noticeable. Light was out in the master shower . NO HOT TUB! No instructions on the fireplace. We called for instructions, told the host we did not need a visit. Host came over anyway. Did not appreciate the disregard of our wishes. Faucet handles on the jetted tub and shower both fell off. Cold water on the jetted tub does not work. A pool table and dart...

Show more

Show all 65 reviews

Where you'll be

Rockwall, Texas, United States



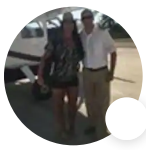
We verified that this listing's location is accurate. Learn more

Neighborhood highlights

The Harbor:
Lake Ray Hubbard
Fishing...

Show more ›

Meet your Host



JLayne
Host

97
Reviews

4.73★
Rating

5
Years hosting

My work: Realtor

Speaks English

I am a Realtor in Rockwall area and have a grown daughter who lives in Austin currently. I have two homes that I Air BnB.

Show more ›

Host details

Response rate: 100%
Responds within an hour

Message Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Things to know

House rules

Check-in after 3:00 PM

Checkout before 11:00 AM

12 guests maximum

Show more ›

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Carbon monoxide alarm

Show more ›

Cancellation policy

Free cancellation for 48 hours. Cancel before Aug 2 for a partial refund.

Review this Host's full policy for details.

Show more ›

Airbnb › United States › Texas › Rockwall County › Rockwall

Explore other options in and around Rockwall

Fort Worth
Vacation rentals

Arlington
Vacation rentals

Plano
Vacation rentals

Frisco
Vacation rentals

Irving
Vacation rentals

Log Cabin
Vacation rentals

Denton
Vacation rentals

McKinney
Vacation rentals

San Antonio
Vacation rentals

Other types of stays on Airbnb

Rockwall vacation rentals

Rockwall monthly stays

Lake house vacation rentals in Rockwall

House vacation rentals in Texas

Vacation rentals with a pool in Texas

Lake house vacation rentals in Texas

Pet-friendly vacation rentals in Texas

Mansion vacation rentals in Texas

House vacation rentals in United States

Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
RECEIVED BY:
DATE RECEIVED:
STR PERMIT NO.

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

KJM I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.

KJM I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.

KJM I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.

KJM I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.

KJM I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and -- *as the owner of the subject property* -- it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

☒ New Registration | ☐ Renewal of an Existing Registration

Was this property being used as a short-term rental prior to April 1, 2024? ☐ Yes | ☐ No

PROPERTY INFORMATION [PLEASE PRINT]

Address 1161 Walnut Lane; Rockwall 75032 Zoning
Subdivision Windmill Ridge Lot Block
General Location Horizon & Tubbs

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

☐ *SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or portion thereof* -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.

☐ *SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).

☐ *SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM)*. An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) -- *or a portion thereof* -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name Kaci J'Layne Mayfield Phone 972.814.4807
Mailing Address 1161 Walnut Lane City Rockwall State TX Zip Code 75032
Email jlaynemayfield@gmail.com

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☒ Same as Property Owner

Name Phone
Mailing Address City State Zip Code
Email

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- ☐ *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- ☐ *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- ☐ *PICTURES*. Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures -- *one (1) per each façade of a structure* -- and any on-site amenities.
- ☐ *COMMERCIAL INSURANCE*. Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (*or an equivalent*) coverage of a minimum of $500,000.00 per occurrence coverage and an aggregate of $1,000,000.000.
- ☐ *DRIVER LICENSE*. A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ☐ *ADVERTISING*. All advertising for the *Short-Term Rental – including online or on a proprietary website, application, or other technology* -- will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- ☐ *PARKING*. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- ☐ *EVACUATION PLAN*. [*ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR*] An evacuation plan showing how to exit the building has been posted on the front door.
- ☐ *TEMPORARY STRUCTURES*. There are *no* temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
- ☐ *TRASH/RUBBISH/SOLID WASTE*. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste -- *bagged or otherwise* -- placed on the ground.
- ☐ *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- ☐ *FIRE EXTINGUISHER*. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- ☐ *SMOKE AND CARBON MONOXIDE DETECTORS*. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- ☐ *INGRESS/EGRESS*. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
- ☐ *SLEEPING ACCOMODATION*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- ☐ *TENANT NOTIFICATION*. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [*1*] the property owner's and/or the *Responsible Party's* contact information and phone number; [*2*] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [*3*] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [*4*] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

Good morning, thank you for taking the time to review my request for a special permit, allowing me to have and maintain my short term rental.

I understand there was a deadline for submitting before July 1. However, the first week of May we found out that my sweet young niece had a very aggressive form of breast cancer. She has two young children, one boy that just turned one years old and a four year-old daughter. As you can imagine, the family was devastated and we all tried to Pitchin and help with food and caring for the kids, as well as helping her get to doctor visits and such. Not to mention the debilitating depression that comes with receiving such horrific news.

By the time I got back home and got back to clearing off things that needed to be accomplished I realized I had missed the deadline. I immediately called the city finding out what steps needed to be done and was told that it would be best if I spoke with Ryan, who was at that point on vacation due to the Fourth of July holiday. I waited until Monday and immediately went to speak to Ryan face-to-face. I was told that at that point there wasn't much more I could do other than to request a special use permit.

I was one of the very first Airbnbs in Rockwall and have an excellent rating as a super host. I do not allow parties and I am very diligent about checking in with my neighbors to make sure that everything has gone well and to let them know that if there's ever an issue to please contact me. My neighbor across the street has never been friendly with me and has definitely called the police several times on every other resident in the neighborhood. However, she has even seemed to be OK with the fact that I am doing the Airbnb and we have developed a great relationship , she appreciates the fact that I keep my house looking immaculate inside and out.

I am hoping that you will show a little grace and understand that I put family first above all else and that I will hopefully not be penalized for my lack of attention in this matter .

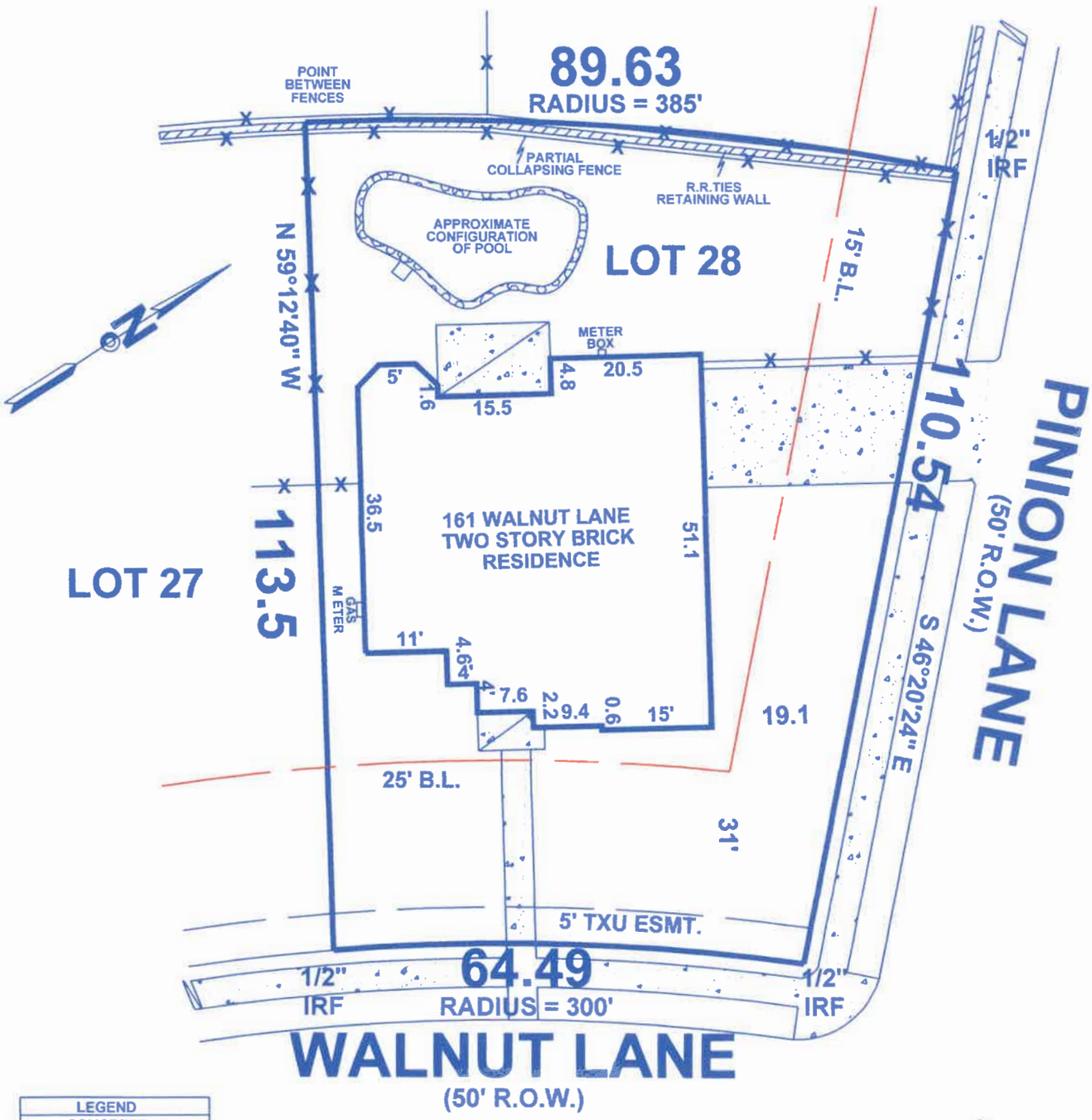
Please see the attached photos of my exterior and the quote for commercial insurance. Please let me know if there are any additional item needed before the July 30th meeting.

STADIA
LAND SURVEYING INC.

10 / 24 / 11

No. 161 WALNUT LANE in the city of ROCKWALL, ROCKWALL COUNTY, Texas.

Lot No. 28, Block No. A of WINDMILL RIDGE ESTATES NO. IV-B, an addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the REPLAT thereof recorded in CABINET E, SLIDE 139-140, PLAT records ROCKWALL County, Texas.



LEGEND
CONCRETE
FENCING
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
IRF - IRON ROD FOUND
IRS - IRON ROD SET
R.O.W.- RIGHT OF WAY

NOTE: THE FOLLOWING EASEMENTS RECORDED IN VOL. 54, PG. 512, VOL. 147, PG. 914, VOL. 166, PG. 225, VOL. 198, PG. 909, VOL. 209, PG. 326, VOL. 64, PG. 313, VOL. 133, PG. 3, VOL. 195, PG. 698, VOL. 136, PG. 78, VOL. 2499, PG. 136 & VOL. 1005, PG. 235, R.P.R.R.C.T.; DOES NOT TO MY KNOWLEDGE AND BELIEF AFFECT THIS LOT.

STATE OF TEXAS
REGISTERED
JIMMY E. POGUE
5592
PROFESSIONAL
LAND SURVEYOR

SURVEY ONLY VALID WITH ORIGINAL SEAL AND SIGNATURE

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY, AS DETERMINED BY ON THE GROUND SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF ABOVE GROUND BUILDINGS AND ABOVE GROUND IMPROVEMENTS ARE AS SHOWN, ALL ABOVE GROUND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY AS SHOWN.

EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

Scale 1" = 20'

Date 10 / 24 / 11

JOB No: 0632-11

This survey was performed EXCLUSIVELY for and in connection with the transaction described in GF. No. 2681803-1 of LENDING EDGE MORTGAGE Title Company. Use of this survey for any other purpose or by any other parties shall be strictly prohibited as this survey is a copyright owned by STADIA LAND SURVEYING, Inc. , and all other uses are forbidden, without prior written consent of STADIA LAND SURVEYING, Inc. ©

JIMMY E. POGUE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5592

STADIA LAND SURVEYING, INC.
P.O. BOX 1886
RED OAK, TEXAS 75154
PHONE (972) 617 - 9988
FAX: (972) 617 - 6809
stadiasurveying@sbcglobal.net

3:15
◀ Gmail
5G

Allstate | Personalized Insurance Proposal℠

Summary | Coverage | Agency

161 Walnut Ln, Rockwall, TX 75032

Term	Estimated Premium
12 months	**$4,469.64**

Coverage	Premium
Burglary Selected	Included
Vandalism Selected	Included
Dwelling Protection $449,236	$4,433.64
Liability Protection $500,000 per occurrence	$36.00
Premises Medical Protection	Included

myproposal.allstate.com
66






TEXAS
SJG-9397


161

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 13 (PD-13) [*ORDINANCE NO. 94-41*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.1980-ACRE PARCEL OF LAND IDENTIFIED AS LOT 28, BLOCK A, WINDMILL RIDGE ESTATES, PHASE 4B, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; 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, the City has received a request from Kari J'Layne Mayfield for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental* on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; 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 affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 13 (PD-13) [*Ordinance No. 94-41*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *a Non-Owner-Occupied Short-Term Rental* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and

DRAFT 09.13.2024

Subsection 03.01, *General Residential Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; Planned Development District 13 (PD-13) [*Ordinance No.94-41*]; and, Article 02, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances -- as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Non-Owner-Occupied Short-Term Rental* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance.

(2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require compliance to the following:

(1) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and

DRAFT ORDINANCE 07.30.2024

applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3rd DAY OF SEPTEMBER, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

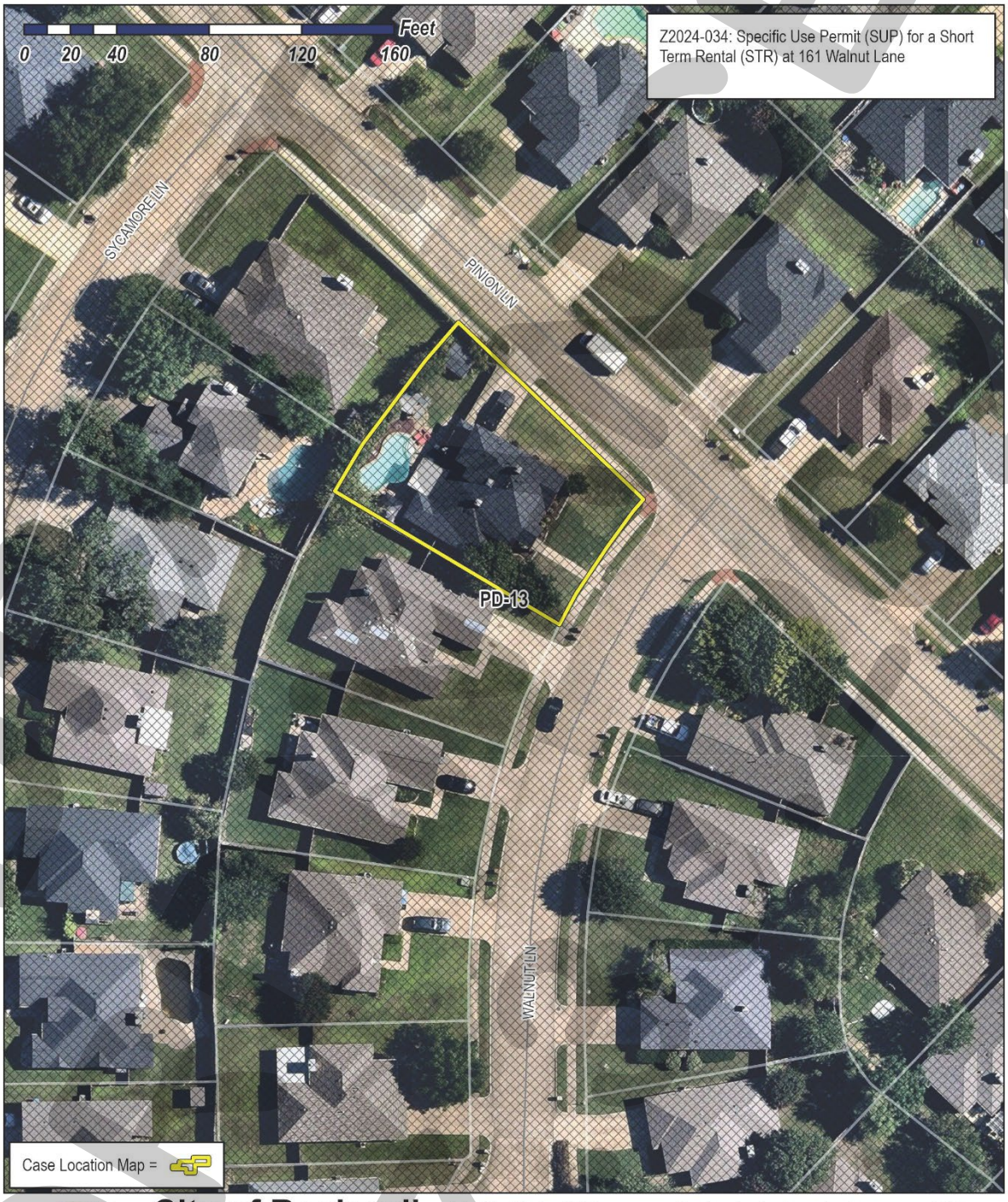
1st Reading: *August 19, 2024*

2nd Reading: *September 3, 2024*

DRAFT ORDINANCE 07.30.2024

Exhibit 'A'
Zoning Exhibit

Address: *161 Walnut Lane*
Legal Description: *Lot 28, Block A, Windmill Ridge Estates*



City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

DRAFT

Exhibit 'B':
Short-Term Rental Permit Application

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
RECEIVED BY:
DATE RECEIVED:
STR PERMIT NO.

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

KJM I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.

KJM I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.

KJM I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.

KJM I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.

KJM I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and -- *as the owner of the subject property* -- it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

☒ New Registration | ☐ Renewal of an Existing Registration

Was this property being used as a short-term rental prior to April 1, 2024? ☐ Yes | ☐ No

PROPERTY INFORMATION [PLEASE PRINT]

Address 161 Walnut Lane; Rockwall 75032 Zoning
Subdivision Windmill Ridge Lot Block
General Location Horizon & Tubbs

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

☐ *SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or portion thereof* -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.

☐ *SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).

☐ *SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM)*. An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) -- *or a portion thereof* -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name Kai J'Layne Mayfield Phone 972.814.4807
Mailing Address 161 Walnut Lane City Rockwall State TX Zip Code 75032
Email jaynemayfield@gmail.com

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☒ Same as Property Owner

Name Phone
Mailing Address City State Zip Code
Email

DRAFT 07.30.2024

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- ☐ *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- ☐ *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- ☐ *PICTURES*. Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures -- *one (1) per each façade of a structure* -- and any on-site amenities.
- ☐ *COMMERCIAL INSURANCE*. Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (*or an equivalent*) coverage of a minimum of $500,000.00 per occurrence coverage and an aggregate of $1,000,000.000.
- ☐ *DRIVER LICENSE*. A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ☐ *ADVERTISING*. All advertising for the *Short-Term Rental – including online or on a proprietary website, application, or other technology* -- will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- ☐ *PARKING*. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- ☐ *EVACUATION PLAN*. [*ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR*] An evacuation plan showing how to exit the building has been posted on the front door.
- ☐ *TEMPORARY STRUCTURES*. There are *no* temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
- ☐ *TRASH/RUBBISH/SOLID WASTE*. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste -- *bagged or otherwise* -- placed on the ground.
- ☐ *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- ☐ *FIRE EXTINGUISHER*. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- ☐ *SMOKE AND CARBON MONOXIDE DETECTORS*. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- ☐ *INGRESS/EGRESS*. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
- ☐ *SLEEPING ACCOMODATION*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- ☐ *TENANT NOTIFICATION*. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [*1*] the property owner's and/or the *Responsible Party's* contact information and phone number; [*2*] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [*3*] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [*4*] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *MY COMMISSION EXPIRES*

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

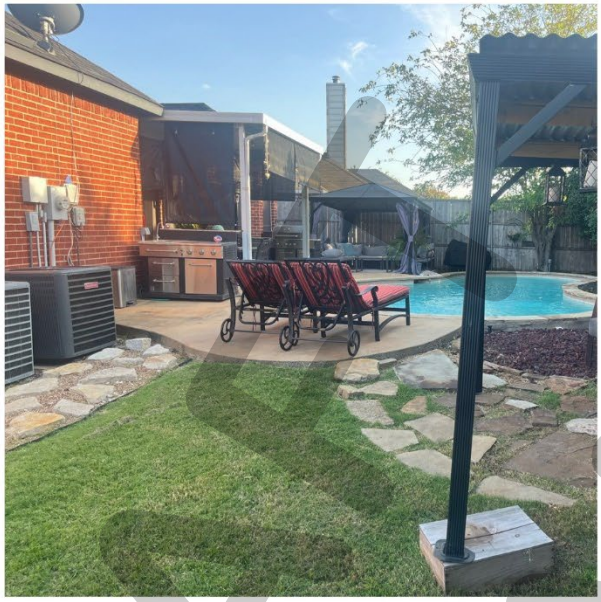
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *MY COMMISSION EXPIRES*

DRAFT NOT FOR SIGNATURE 07.30.2024

Exhibit 'C':
Short-Term Rental Photographs









DRAFT
ORDINANCE
07.3.2024

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	August 19, 2024
APPLICANT:	Kari J'Layne Mayfield
CASE NUMBER:	Z2024-034; *Specific Use Permit (SUP) for a Short-Term Rental at 161 Walnut Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary.

BACKGROUND

According to the City's annexation ordinances, the subject property was annexed on August 2, 1976 by *Ordinance No. 76-11* [*Case No. A1976-001*]. Concurrently with this annexation, the City Council approved *Ordinance No. 76-12* [*Case No. PZ1976-004*], which zoned the subject property to a Single-Family 4 (SF-4) District. On February 2, 1981, the City Council approved a zoning change [*Case No. PZ1980-011-01*] from a Single-Family 4 (SF-4) District to Planned Development District 13 (PD-13) for single-family and two-family land uses through the adoption of *Ordinance No. 81-05* [*Case No. PZ1980-011-01*]. Planned Development District 13 (PD-13) [*Ordinance No. 81-05*] was amended by the City Council on September 10, 1984 through the adoption of *Ordinance No. 84-43* [*Case No. PZ1984-079-01*] and on December 19, 1994 through the adoption of *Ordinance No. 94-41* [*Case No. PZ1994-040-01*]. *Ordinance No. 94-1 -- the final amendment to Planned Development District 13 (PD-13)* -- re-designated the subject property to Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses. On June 18, 2001, the subject property was established as Lot 28, Block A, Windmill Ridge Estates, Phase 4B Addition through the adoption of a final plat by the City Council [*Case No. PZ2000-085-01*]. According to Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 3,088 SF single family home that was constructed in 2001 and a 120 SF storage shed constructed in 2019.

PURPOSE

The applicant -- *Kari J'Layne* -- is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of allowing a *Short-Term Rental (Non-Owner-Occupied Single-Family Home*) on the subject property that is located within 1,000-feet of an existing *Short-Term Rental (Non-Owner-Occupied Single-Family Home)*.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 161 Walnut Lane. The land uses adjacent to the subject property are as follows:

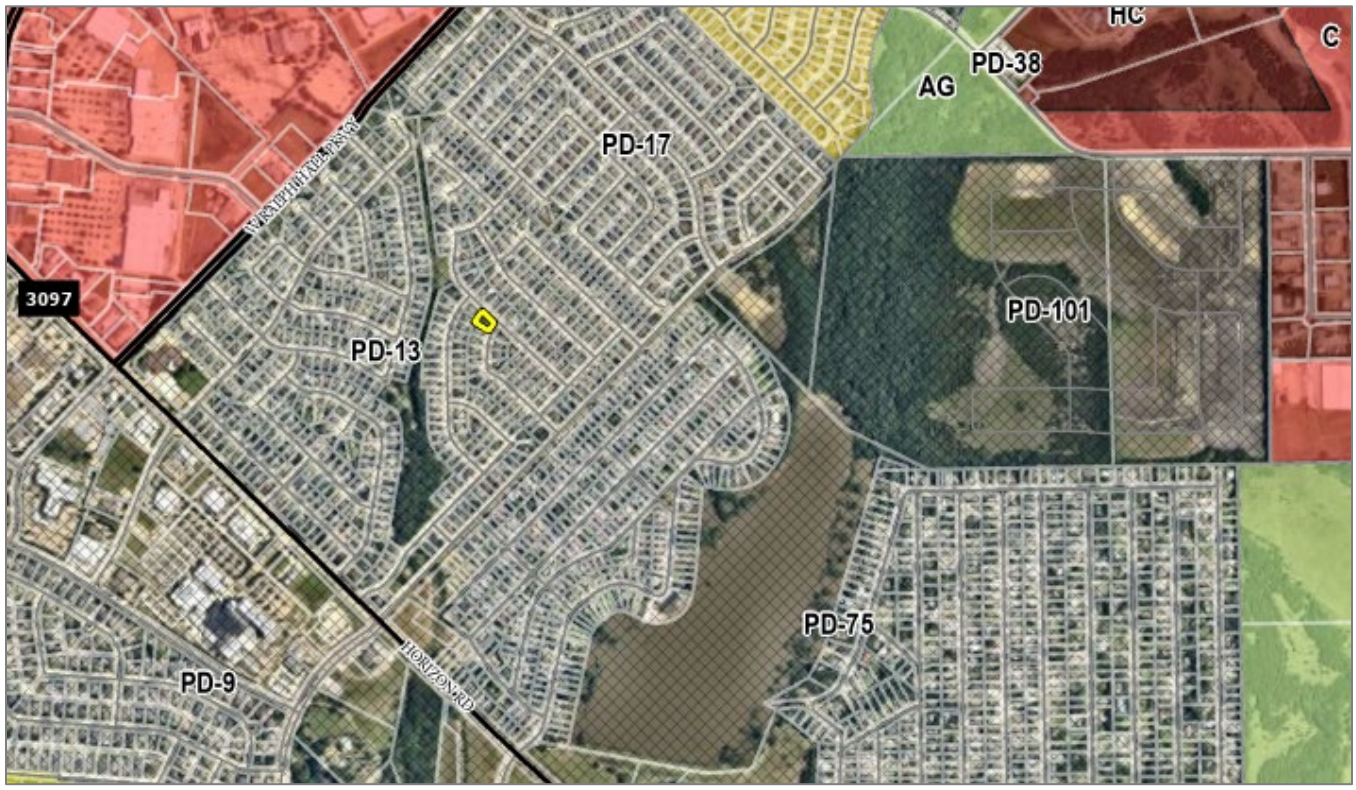
North: Directly north of the subject property is the remainder of Phase 4B of the Windmill Ridge Estates Subdivision, which is comprised of 166 single-family residential lots on 38.66-acres of land that is zoned Planned Development District 13 (PD-13). Beyond this are Phases 3 & 4 of the Lynden Park Estates Subdivision, which are comprised of 155 single-family residential lots on 53.03-acres of land that is zoned Planned Development District 17 (PD-17). Beyond this is Phase 1 of the Highland Meadows Subdivision, which consists of 101 residential lots on 25.93 acres of land that is zoned Single-Family 7 (SF-7) District. North of this subdivision is Mims Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the remainder of Phase 4B of the Windmill Ridge Estates Subdivision, which is comprised of 166 single-family residential lots on 38.66-acres of land that is zoned Planned Development District 13 (PD-13). Beyond this is Horizon Road, which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this roadway is a 23.0927-acre parcel of land developed with several hospital/medical office buildings that are zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

East: Directly east of the subject property is the remainder of the Phase 4B of the Windmill Ridge Estates Subdivision which is comprised of 38.66-acres of land that is zoned Planned Development District 13 (PD-13). Beyond that is Tubbs Road which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Lake Rockwall Estates Subdivision, which is a 235.91-acre residential subdivision that is zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is the remainder of the Windmill Ridge Estates Subdivision which is zoned Planned Development District 13 (PD-13). Beyond this is W. Ralph Hall Parkway, which is identified as an A4D (i.e. major arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this roadway is a 16.062-acre parcel of land (*i.e. Lot 3, Block C, Steger Town Crossing, Phase II*) which is developed with a General Retail Store (*i.e. Lowes Home Improvement Center*) and is zoned Commercial (C) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

On April 1, 2024, the City Council approved *Ordinance No. 24-10*, which amended both the Unified Development Code (UDC) and the Municipal Code of Ordinances for the purpose of creating zoning and regulatory restrictions for *Short-Term Rentals*. Specifically, this ordinance: [*1*] amended the *Permissible Land Use Charts* to create a *Short-Term Rental* land use, [*2*] created *Conditional Land Use Standards* for each type of *Short-Term Rental* (*i.e. Owner Occupied and Non-Owner Occupied*), [*3*] created a *Short-Term Rental Permit and Registration Program*, [*4*] created *General Standards* for *Short-Term Rentals*, [*5*] established a minimum general commercial insurance coverage requirement, [*6*] established enforcement and penalty

procedures, [*7*] required a responsible party as part of the permit and registration, [*8*] created an appeal process, and [*9*] established non-conforming rights for properties that were in operation prior to the adoption of the ordinance. As part of this process, staff sent out notices to all existing *Short-Term Rentals* in the City of Rockwall, and established a *grace period* from _ to July 1, 2024 to allow existing *Short-Term Rentals* the ability to submit for a *Short-Term Rental Permit and Registration*. During this *grace period* existing *Short-Term Rentals* were exempted from the proximity requirements established by the zoning ordinance.

According to Article 13, *Definitions*, of the Unified Development Coe (UDC), a *Short-Term Rental* is defined as "… a residential dwelling unit, apartment, condominium, or *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* in which the entire structure or a portion thereof is offered for rent for a period exceeding 12-hours, but less than 30 consecutive days, to a particular occupant. In practice, a *Short-Term Rental* is considered to be a residential land use, and is not considered to be a *Limited-Service Hotel*, *Full-Service Hotel*, *Residence Hotel*, *Motel*, or *Bed and Breakfast* as defined in this Unified Development Code (UDC)". This definition section goes on to define a *Non-Owner Occupied Short-Term Rental* as "(a) single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*)." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Non-Owner Occupied Short-Term Rental* is permitted in a Single-Family 7 (SF-7) District with the following conditions:

(a) *Short-Term Rentals* that are *Non-Owner-Occupied* shall not be located within 1,000-feet of another *Short-Term Rental* that is *Non-Owner Occupied*; however, *Short-Term Rentals* that were in existence prior to April 1, 2024 that [1] meet the criteria established in Subsection 06.05, *Non-Conforming Short-Term Rentals*, of this Article, and [2] received a valid permit and registration -- in accordance with Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances* -- prior to July 1, 2024 shall be exempted from the proximity requirements.

(b) *Short-Term Rentals* that are *Non-Owner-Occupied* that do not meet proximity requirements may be considered on a case-by-case basis by the Planning and Zoning Commission and City Council through a *Specific Use Permit (SUP)*. In considering a *Specific Use Permit (SUP)* for a *Short-Term Rental* that is *Non-Owner-Occupied* the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing *Short-Term Rentals* on the adjacent residential properties and their occupants.

(c) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (*e.g. Banquet Facility/Event Hall which includes meeting halls and wedding venues*) as stipulated by the Permissible Use Charts.

(d) In order to establish and operate a *Short-Term Rental* (*Non-Owner-Occupied Single-Family Home, Townhome, or Duplex*) in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances*.

In this case, the applicant for the requested *Short-Term Rental (STR)* at 161 Walnut Lane has provided a letter stating that she was in operation prior to the adoption of *Ordinance No. 24-10*, and did receive staff's notice about the grace period and pending registration; however, failed to apply for the *Short-Term Rental* prior to the deadline of July 1, 2024. When the applicant submitted the application for registration after July 1, 2024, it was determined that there was already a permitted *Non-Owner-Occupied Short-Term Rental* within 564-feet of the subject property, and that the applicant's request failed to meet the proximity requirements to allow another *Non-Owner-Occupied Short-Term Rental*. Based on this, the applicant was notified that a *Specific Use Permit (SUP)* would need to be requested before the *Short-Term Rental Permit* could be submitted and issued. In response to this, the applicant has provided the necessary permit application and photos of the property, which are included in the attached packet.

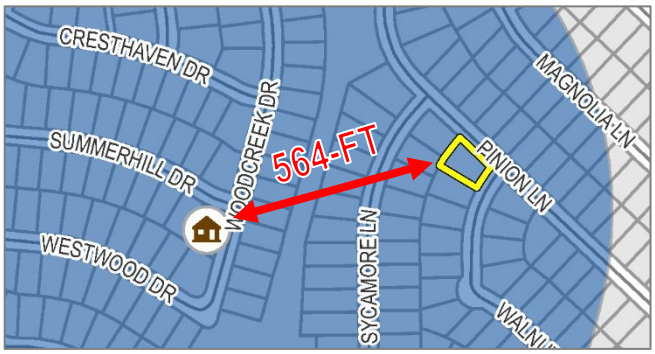


FIGURE 1: SUBJECT PROPERTY PROXIMITY TO EXISTING NON-OWNER OCCUPIED SHORT-TERM RENTAL

STAFF'S ANALYSIS

When evaluating the *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental*, the Planning and Zoning Commission and City Council should assess the size, location, and impact of both the proposed and existing *Short-Term Rentals* on nearby residential properties and their occupants. This proposed *Short-Term Rental* is located 564-feet from an existing and permitted *Non-Owner-Occupied Short-Term Rental* (*i.e. 141 Summerhill Lane*) [*Permit No. STR2024-1571*] that accommodates up to six (6) guests with three (3) bedrooms and two (2) bathrooms. The AirBNB listing for the proposed *Short-Term Rental* advertises accommodations for up to ten (10) guests, featuring four (4) bedrooms and 2½ bathrooms.

Staff should note that the applicant has had two (2) police incidents on the subject property since beginning the *Short-Term Rental* operation in 2019; however, these incidents appear to be unrelated to the *Short-Term Rental* land use. On May 8, 2020, officers responded to a complaint of a gathering during the COVID-19 pandemic, and on October 30, 2021, officers responded to a barking dog complaint. Both incidents were resolved. Additionally, the photos submitted for review by the applicant show two (2) unpermitted structures in the backyard, which must be removed or permitted prior to the issuance of a *Short-Term Rental* permit.

With all this being said, this request for a Specific Use Permit (SUP) for a *Non-Owner-Occupied Short-Term Rental (STR)* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 23, 2024, staff mailed 157 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lynden Park Homeowners Association (HOA), which is the only homeowners association or neighborhood organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received five (5) notices back in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a *Specific Use Permit (SUP)* for *a Non-Owner Occupied Short-Term Rental (STR)*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

  (1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance.

  (2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

(2) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

PLANNING AND ZONING COMMISSION

On August 13, 2024, the Planning and Zoning Commission approved a motion to deny the Specific Use Permit by a vote of 4-1, with Commissioner Hagaman dissenting and Commissioners Conway and Thompson absent. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), if a zoning change "…is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:
CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	161 Walnut Lane				
SUBDIVISION	Windmill Ridge Estates 4-B	LOT	28	BLOCK	A
GENERAL LOCATION	Horizon & Tubbs				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	Residence
PROPOSED ZONING		PROPOSED USE	Short Term Rental
ACREAGE	.198	LOTS [CURRENT]	LOTS [PROPOSED]

☑ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☑ OWNER	Kari J'Layne Mayfield	☐ APPLICANT	
CONTACT PERSON	J'Layne Mayfield	CONTACT PERSON	
ADDRESS	161 Walnut Lane	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	
PHONE	972 814 4807	PHONE	
E-MAIL	jaynemayfield@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kari J. Mayfield [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ ____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF July, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

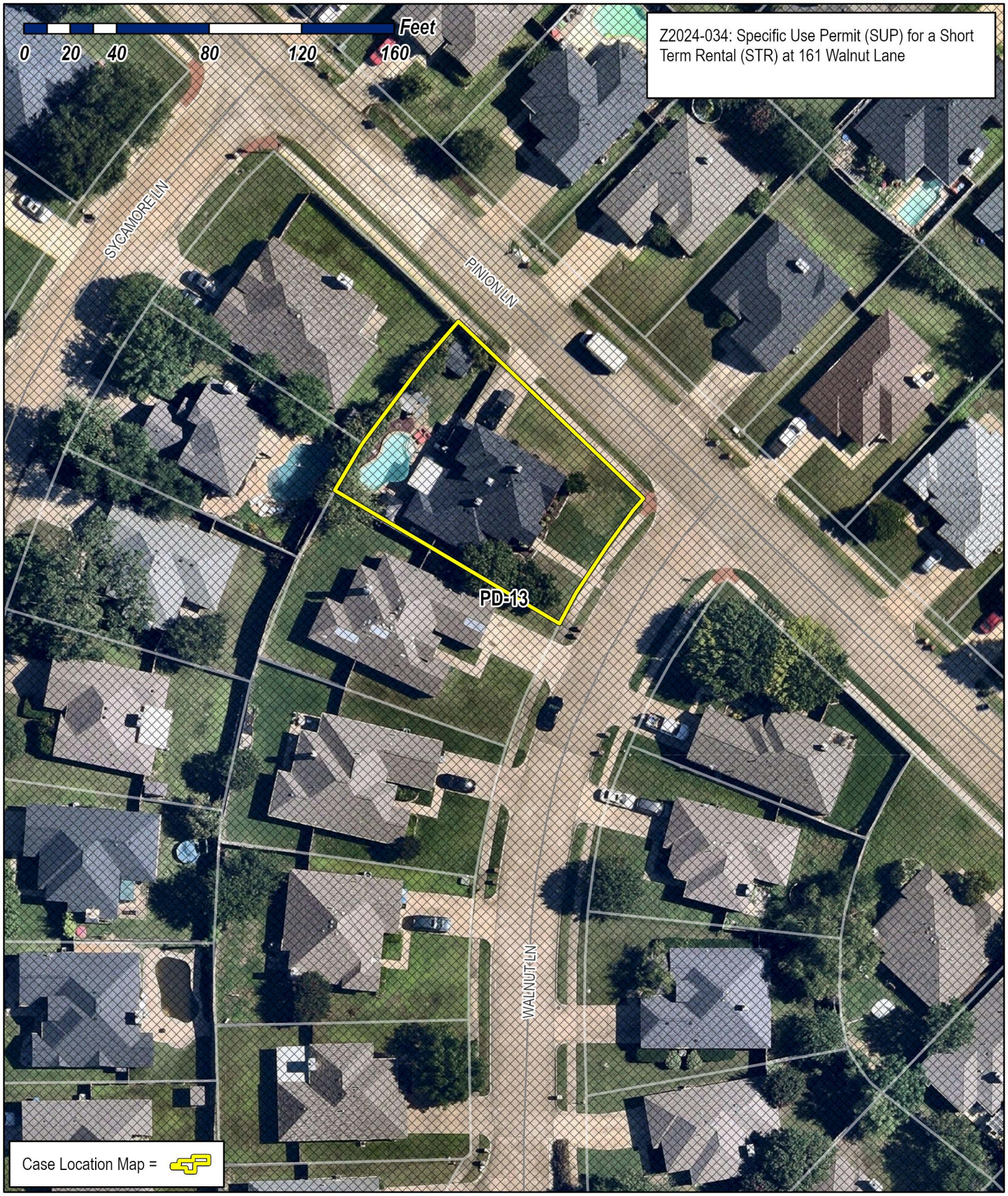
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th *DAY OF* July, 2024

OWNER'S SIGNATURE Kari J'Layne Mayfield

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tracy Barnett

TRACY MICHELLE BARNETT
Notary Public, State of Texas
Comm. Expires 10-20-2024
Notary ID 11267693

MY COMMISSION EXPIRES



City of Rockwall

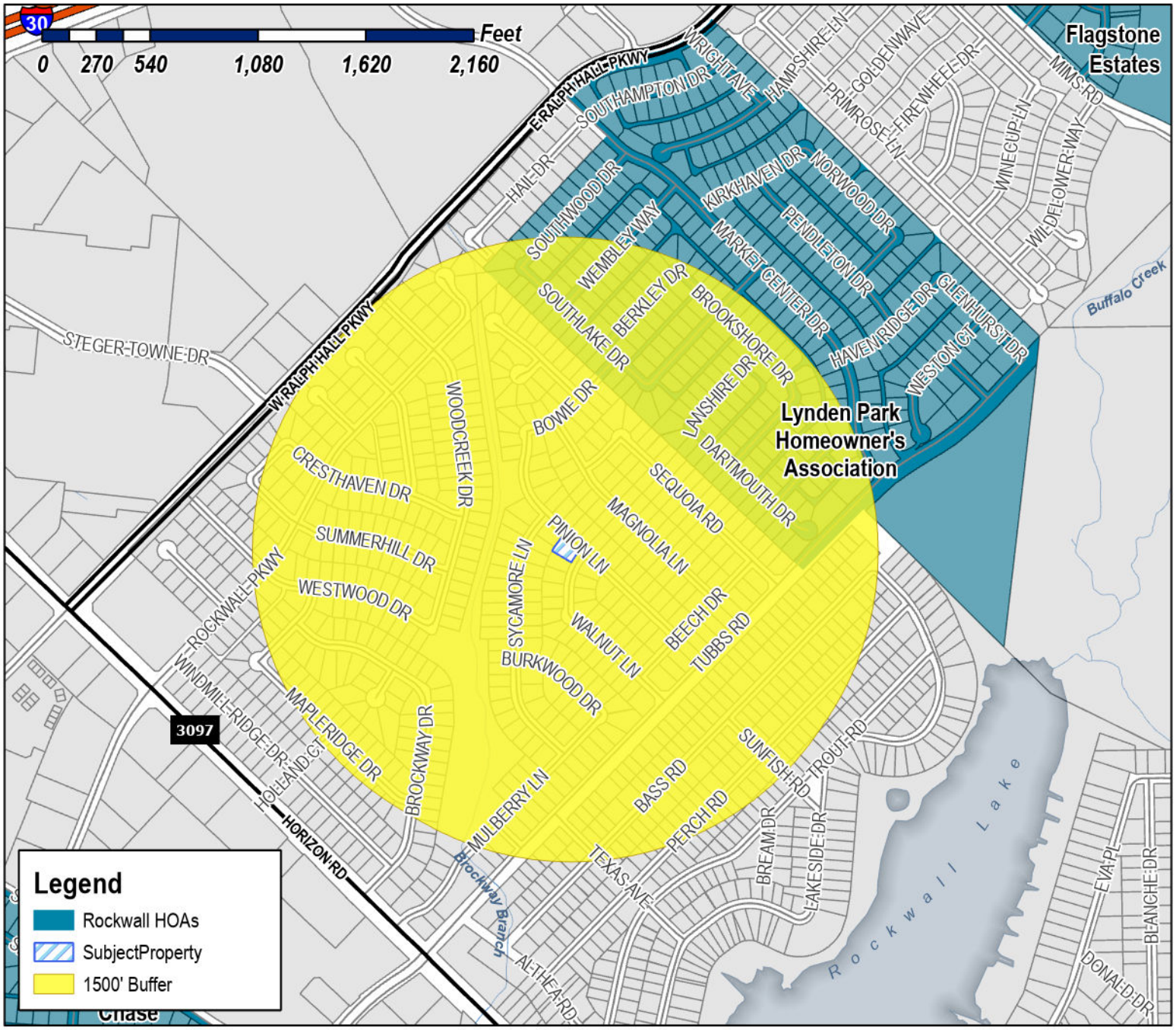
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

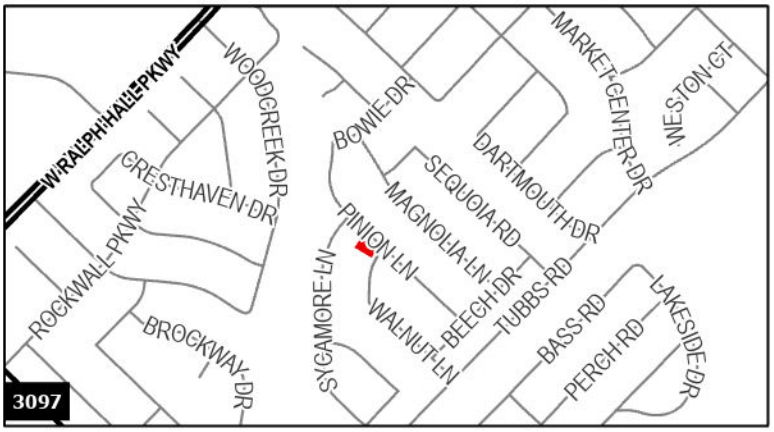
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 13 (PD-13)
Case Address: 161 Walnut Lane



Date Saved: 7/22/2024
For Questions on this Case Call (972) 771-7745

Ross, Bethany

From: Guevara, Angelica
Sent: Wednesday, July 24, 2024 3:06 PM
Cc: Miller, Ryan; Lee, Henry; Zavala, Melanie; Ross, Bethany
Subject: Neighborhood Notification Email [Z2024-034]
Attachments: Public Notice (P&Z).pdf; HOA Map (07.22.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, July 26, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, August 13, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 19, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2024-034: SUP for a Short-Term Rental at 161 Walnut Lane
Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary.

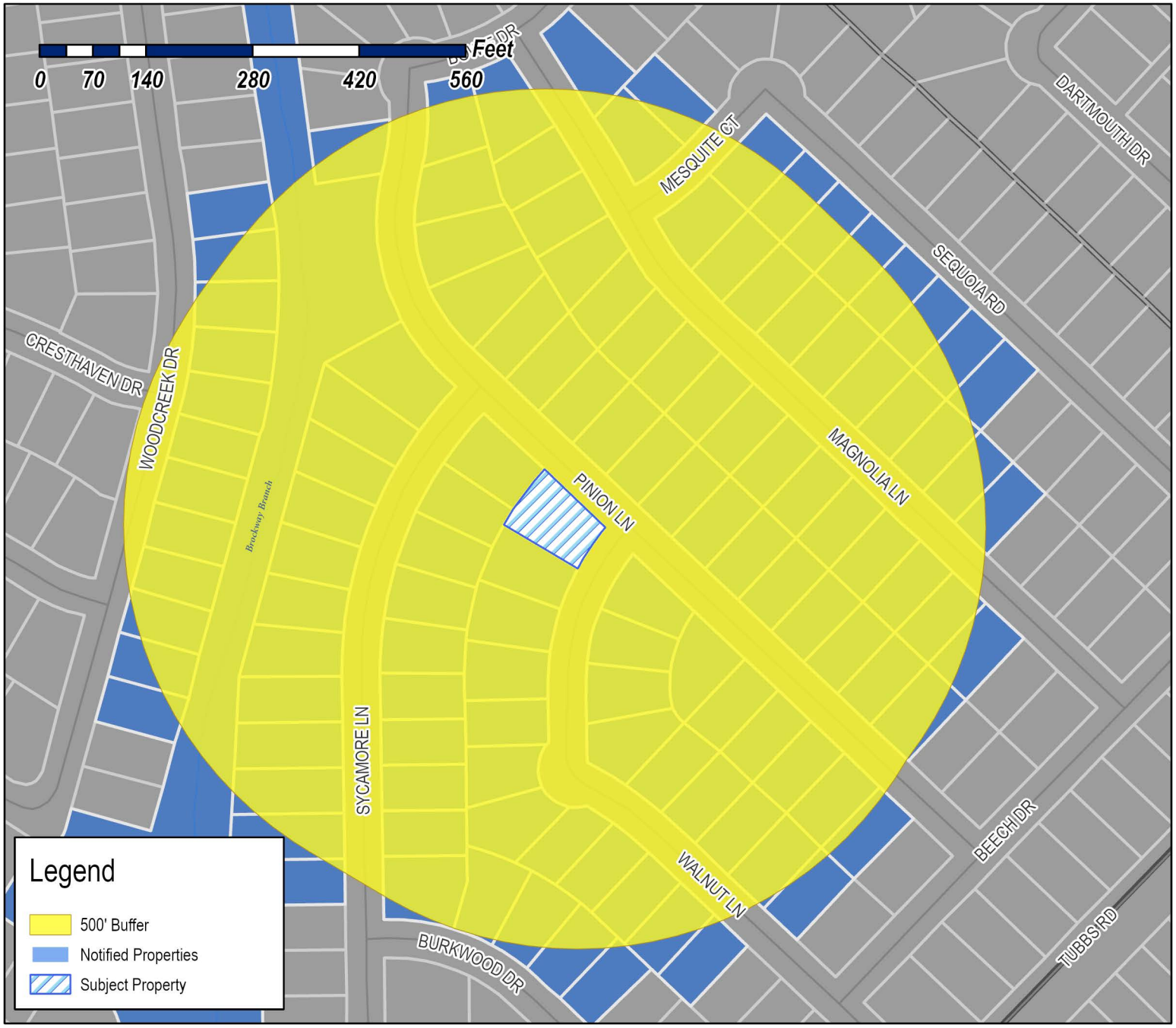
Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

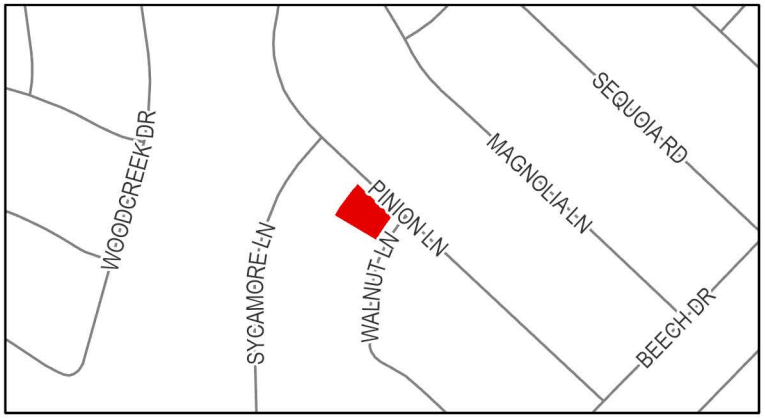
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2024-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 13 (PD-13)
Case Address: 161 Walnut Lane



Date Saved: 7/19/2024
For Questions on this Case Call: (972) 771-7745

ASKREN MARJORIE BERNICE
106 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
108 WOODCREEK DR
ROCKWALL, TX

VILLA ROBERTO AND RITA
110 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
112 WALNUT LN
ROCKWALL, TX

RESIDENT
112 WOODCREEK DR
ROCKWALL, TX

DOHERTY BAILEE
113 PINION LANE
ROCKWALL, TX 75032

DOMINGUEZ OSCAR TORREZ
114 WOODCREEK DRIVE
ROCKWALL, TX 75032

BEKTESHI BUJAR AND FATLUME
116 PINION LN
ROCKWALL, TX 75032

CROSS DARRELL LEE & PRISSY
116 WALNUT LN
ROCKWALL, TX 75032

SANDLIN MELANIE B
116 WOODCREEK DR
ROCKWALL, TX 75032

GAMINO RYAN
117 MAGNOLIA LANE
ROCKWALL, TX 75032

THOMAS JIMMY B & FLOR L
117 PINION LN
ROCKWALL, TX 75032

ZEPEDA FELIBERTO J & GUADALUPE
117 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
118 WOODCREEK DR
ROCKWALL, TX

YAMAZAKI RYO
11TH FLOOR, 10-1, GINZA 6-CHOME, CHUO-KU
TOKYO, 104-0061, JAPAN,

RESIDENT
120 PINION LN
ROCKWALL, TX

FILIC VINKO & VERONIKA
120 WALNUT LN
ROCKWALL, TX 75032

NANNIS JOEL DAVID & ERIKA D
120 WOODCREEK DR
ROCKWALL, TX 75032

US REO LLC SERIES M
1200 JUPITER ROAD SUITE #940414
PLANO, TX 75094

RESIDENT
121 PINION LN
ROCKWALL, TX

RESIDENT
121 WALNUT LN
ROCKWALL, TX

RUIZ LETICIA AND
121 MAGNOLIA LANE
ROCKWALL, TX 75032

BAKER SARAH L
122 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
124 WOODCREEK DR
ROCKWALL, TX

HEAKE PRISCILLA A
124 BOWIE DR
ROCKWALL, TX 75032

ALAM ISHTIAQ & PARISA HOOSAIN
124 MAGNOLIA LANE
ROCKWALL, TX 75032

O'FARRIELL FREDDY E & JUDY L
124 PINION LN
ROCKWALL, TX 75032

PAULOS BINIAM
124 WALNUT LANE
ROCKWALL, TX 75032

BROWN GREGORY A
125 MAGNOLIA LN
ROCKWALL, TX 75032

LADNIER DALE L & JULIA M
125 PINION LN
ROCKWALL, TX 75032

ROSALES SILVIA BLANCO AND
125 WALNUT LANE
ROCKWALL, TX 75032

CERVERA DANIEL A
12513 NE 130TH WAY APT C104
KIRKLAND, WA 98034

SANFORD LARRY J & HOLLY
126 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
128 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
128 PINION LN
ROCKWALL, TX

RESIDENT
128 WALNUT LN
ROCKWALL, TX

GROVES JASON R & KRISTI L
128 BOWIE DR
ROCKWALL, TX 75032

DEMARS ROBERT DEAN AND LAURA M
128 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
129 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
129 PINION LN
ROCKWALL, TX

RESIDENT
129 WALNUT LN
ROCKWALL, TX

KUPERMAN IGOR
129F BENJAMIN COURT
PHILADELPHIA, PA 19114

RESIDENT
132 MAGNOLIA LN
ROCKWALL, TX

ESCOBAR CARLOS AGUILAR
132 PINION LANE
ROCKWALL, TX 75032

WATERS KEESTON AND KAYLA
132 WALNUT LANE
ROCKWALL, TX 75032

RESIDENT
133 PINION LN
ROCKWALL, TX

RESIDENT
133 SEQUOIA RD
ROCKWALL, TX

HOLT LEANNA M
133 MAGNOLIA LN
ROCKWALL, TX 75032

GAVRILESCU GHEORGHE & JEANINA
133 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
134 BOWIE DR
ROCKWALL, TX

RESIDENT
135 MESQUITE CT
ROCKWALL, TX

RESIDENT
136 PINION LN
ROCKWALL, TX

PORTER KRISTEN
136 MAGNOLIA LN
ROCKWALL, TX 75032

PETERSON CHARLES E & WANDA J
136 WALNUT LANE
ROCKWALL, TX 75032

RESIDENT
137 SEQUOIA RD
ROCKWALL, TX

DELA CRUZ VICTOR J AND RADHA JUNE AND
137 M AGNOLIA LN
ROCKWALL, TX 75032

WILSON KAREN
137 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
139 MESQUITE CT
ROCKWALL, TX

RESIDENT
140 MAGNOLIA LN
ROCKWALL, TX

SIMPSON CHERYL HUNT
140 PINION LANE
ROCKWALL, TX 75032

MESSENGER MICHELLE
140 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
141 SEQUOIA RD
ROCKWALL, TX

RESIDENT
141 WALNUT LN
ROCKWALL, TX

GUERRERA SALLY & RICHARD T
141 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
144 PINION LN
ROCKWALL, TX

MURPHREE APRIL L
144 MAGNOLIA LN
ROCKWALL, TX 75032

MALDONADO BENITO
144 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
145 SEQUOIA RD
ROCKWALL, TX

ALLEN JEFFREY C & JENNIFER S
145 MAGNOLIA LN
ROCKWALL, TX 75032

WITT JANIS L
145 WALNUT LN
ROCKWALL, TX 75032

ROVILLOS JOHN ISRAEL AMANDE AND GRACE HALIMA
148 MAGNOLIA LANE
ROCKWALL, TX 75032

GREEN ELISA A
148 PINION LN
ROCKWALL, TX 75032

LACY TAMARA J AND EBOW K
149 MAGNOLIA LN
ROCKWALL, TX 75032

MENO ROLAND A & WAYNETTE M
149 SEQUOIA RD
ROCKWALL, TX 75032

BOJARSKI JULIA B AND
149 WALNUT LANE
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

RESIDENT
152 PINION LN
ROCKWALL, TX

GARDNER EDWIN & DIANNE
152 MAGNOLIA
ROCKWALL, TX 75032

RESIDENT
153 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
153 SEQUOIA RD
ROCKWALL, TX

HARRELSON WILLIAM AND SARA
153 WALNUT LN
ROCKWALL, TX 75032

CARLSON KEVIN R & NATALIE L
1553 VZ COUNTY ROAD 1213
CANTON, TX 75103

GRYZIECKI CHASE
1553 VZCR 1213
CANTON, TX 75103

CARSON MICHELE L
156 MAGNOLIA LN
ROCKWALL, TX 75032

BURK JOHN AARON
156 PINION LN
ROCKWALL, TX 75032

RESIDENT
157 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
157 SEQUOIA RD
ROCKWALL, TX

PARKER REBECCA D
157 WALNUT LN
ROCKWALL, TX 75032

ABUNDIS ROBERTO AND YADIRA
160 MAGNOLIA LANE
ROCKWALL, TX 75087

MCGINNIS LEVIN L
160 PINION LN
ROCKWALL, TX 75032

PEARSON MARILYN
1606 WILLOW CREST DR
RICHARDSON, TX 75081

WATSON JAMES S & MICHELENE M
161 MAGNOLIA LN
ROCKWALL, TX 75032

SIPES RICKY W
161 SEQUOIA ROAD
ROCKWALL, TX 75032

MAYFIELD KARI JLAYNE
161 WALNUT LANE
ROCKWALL, TX 75032

GERRY KRISTOPHER ALEXANDER
164 PINION LANE
ROCKWALL, TX 75032

WHITE JUSTIN D
165 MAGNOLIA LN
ROCKWALL, TX 75032

MARONEY RHONDA
168 PINION LANE
ROCKWALL, TX 75032

PRODAHL DALE A & KAREN S
1685 PLUMMER DR
ROCKWALL, TX 75087

CONFIDENTIAL
169 MAGNOLIA LN
ROCKWALL, TX 75032

CSH PROPERTY ONE LLC
1717 MAIN STREET SUITE 2000
DALLAS, TX 75201

RESIDENT
172 PINION LN
ROCKWALL, TX

MORROW APRIL
173 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
176 PINION LN
ROCKWALL, TX

GARCIA VINCENT & ANA T GARCIA
177 PINION LN
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

GAITAN ALICIA S
202 BURKWOOD DRIVE
ROCKWALL, TX 75032

KANADY ELLEN
206 BURKWOOD DRIVE
ROCKWALL, TX 75032

RESIDENT
210 BURKWOOD DR
ROCKWALL, TX

HAMBRICK TIA T
214 BURKWOOD DR
ROCKWALL, TX 75032

BRISCO OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

HARGRAVE DAVID G TRUSTEE
2400 LEGEND DR
HEATH, TX 75032

JIA LI AND BIN SHUAI
2414 W TIMBERCREEK COURT
WICHITA, KS 67204

TYLER MATTHEW
2683 POTTER ST
EUGENE, OR 97405

BUDLONG GARY C & PEGGY B P
2920 WINAM AVE
HONOLULU, HI 96816

POPLAR HILLS LLC SERIES C- 140 MAGNOLIA DR
30 WINDSOR DRIVE
ROCKWALL, TX 75032

FALLS TERRI & DAVID
309 ROOKERY CT
MARCO ISLAND, FL 34145

MAHONEY PATRICK & DAWN
3685 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3690 SYCAMORE LN
ROCKWALL, TX

RESIDENT
3693 SYCAMORE LN
ROCKWALL, TX

MALY ALENA TRUSTEE
3699 SYCAMORE LN
ROCKWALL, TX 75032

WOOD MARY ELIZABETH
3700 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3703 SYCAMORE LN
ROCKWALL, TX

MAYFIELD DANIEL
3704 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3707 SYCAMORE LN
ROCKWALL, TX

MILEY VICKI
3708 SYCAMORE LN
ROCKWALL, TN 75032

RESIDENT
3711 SYCAMORE LN
ROCKWALL, TX

NEVILLE BARBARA AND JEFFREY RAMOS
3712 SYCAMORE LN
ROCKWALL, TX 75032

FORTYGIN DAVID & ANNA NAKUL
3715 SYCAMORE LN
ROCKWALL, TX 75032

WILLIAMS SHEREE
3716 SYCAMORE LANE
ROCKWALL, TX 75032

ABICHE EPHREM AND
3719 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3720 SYCAMORE LN
ROCKWALL, TX

DODSON AMANDA & BRANDON
3721 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3724 SYCAMORE LN
ROCKWALL, TX

LIBERIS CRYSTAL A
3725 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3728 SYCAMORE LN
ROCKWALL, TX

RESIDENT
3729 SYCAMORE LN
ROCKWALL, TX

ATKINS CATHERINE COOKE
3732 SYCAMORE LANE
ROCKWALL, TX 75032

SCHOBY DARLENE D
3733 SYCAMORE LN
ROCKWALL, TX 75032

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CRAWFORD FRANK STEVENSON
45 TOWNHOUSE LN
CORPUS CHRISTI, TX 78412

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

KOLESNIK LLC
502 COVEY TRL
ROCKWALL, TX 75087

PETERS DAVID
518 SESAME DR
MESQUITE, TX 75149

PATRICIA HAMMOND FAMILY TRUST
551 HERITAGE CT
CANTON, TX 75103

PHAM HIEN T AND NGOC DUNG T NGUYEN
572 ENGLAND STREET
FATE, TX 75189

IIF SFR LP
58 S RIVER DR STE 150
TEMPE, AZ 85288

KENDRICK MICHAEL AND MICHELLE
7157 HAVENWOOD DR
CASTLE PINES, CO 80108

MORGENSTERN KEN & ROWENA
8006 WILMINGTON DR
ROWLETT, TX 75089

REZAEIZADEH MASOUD & ZAHRA MEHDIZADEH
8409 NAVIGATION DR
ROWLETT, TX 75088

BEST JAMES
870 W INTERSTATE 30 SUITE 100
GARLAND, TX 75043

CCAA INVESTMENT I, LP
909 W BELT LINE RD
CEDAR HILL, TX 75104

XIONG HUI
M/R
, TX

SEVEN POINTS BORROWER, LLC
P.O. BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 6 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 7 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2024-034: SUP for a Short-Term Rental at 161 Walnut Lane
Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a Specific Use Permit (SUP) for a Short-Term Rental on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, August 13, 2024 at 6:00 PM,* and the City Council will hold a public hearing on *Monday, August 19, 2024 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, August 19, 2024 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2024-034: SUP for Short-Term Rental at 161 Walnut Lane

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Ross, Bethany

From: Guevara, Angelica
Sent: Tuesday, July 23, 2024 3:11 PM
To: Ross, Bethany
Subject: FW: AirBnb house at 161 Walnut Ln

From: vm <[redacted]@yahoo.com>
Sent: Tuesday, July 23, 2024 2:08 PM
To: Guevara, Angelica <AGuevara@Rockwall.com>
Subject: AirBnb house at 161 Walnut Ln

Hello Angelica, thanks for the information you gave me over the phone in regards to the rezoning permit for the property at 161 Walnut Ln in Rockwall Texas 75032. The owner is still running an airbnb rental without a permit given by you guys. I will send you proof for today I just took from this week. This 2 cars you see are renting for this week. She normally has different rentals weekly. I also have videos of the huge parties that happen at her house. This has been happening for years. Please let me know if this is helpful. Enough proof at least for today to show that she is not obeying the new rules in the Rockwall area she should not be renting out without a permit until she has been approved. Please let me know if you have received my email. Thanks, [redacted]

Ross, Bethany

From: Guevara, Angelica
Sent: Tuesday, July 23, 2024 3:11 PM
To: Ross, Bethany
Subject: FW: Airbnb 161 Walnut Ln

From: vm <v[redacted]>
Sent: Tuesday, July 23, 2024 2:11 PM
To: Guevara, Angelica <AGuevara@Rockwall.com>
Subject: Airbnb 161 Walnut Ln

More pictures. The dark one if you look close you'll see the block party the people rented have out there.

Here you will see the Renter with back pack and the second picture that truck belongs to the homeower.

Yahoo Mail: Search, Organize, Conquer

On Tue, Jul 23, 2024 at 2:40 PM, Guevara, Angelica <AGuevara@Rockwall.com> wrote:

Hey there!

I received the pictures and will make sure to send them to the case manager. Thank you for providing these. Just a reminder, if you are not able to attend the August 13th meeting then please provide a letter stating everything you were mentioning over the phone. If you have any questions then please let me know.

Thank you,

Angelica

From: vm <[redacted]>
Sent: Tuesday, July 23, 2024 2:14 PM
To: Guevara, Angelica <AGuevara@Rockwall.com>
Subject: More evidence at 161 Walnut Ln

I looked back further back, and the people renting for the week were there when you guys were putting up the sign

Ross, Bethany

From: Guevara, Angelica
Sent: Wednesday, July 24, 2024 3:23 PM
To: Ross, Bethany
Subject: Fwd: Airbnb at 161 Walnut Ln

Sent from my iPhone

Begin forwarded message:

From: vm <[redacted]@[redacted]>
Date: July 24, 2024 at 3:18:45 PM CDT
To: "Guevara, Angelica" <AGuevara@rockwall.com>
Subject: Airbnb at 161 Walnut Ln
Reply-To: vm <[redacted]@[redacted]>



Hello Angelica, the guest at 161 Walnut Ln are still there. They are having groceries delivered. Could you please pass this picture on to the right person. Thanks

Yahoo Mail: Search, Organize, Conquer

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

<20240724_151403.png>

Ross, Bethany

From: vm <[redacted]@yahoo.com>
Sent: Tuesday, August 13, 2024 12:35 PM
To: Planning
Subject: I oppose to the short term rental at 161 Walnut Ln.

My Name is Vanessa Maldonado. My husband and I have live at 144 Walnut Ln since 2002. We love our neighborhood but since the owner at 161 moved in, it's been a nightmare. She moved in with 2 more divorced women such as herself. And the owner and one of the other ladies they both had a daughter each. Since they moved in its been nothing but parties all the time. I approached the homeowner once and begged her to please leave a spot open in front of our home. At that time I had my mom with hospice. Her words to me were. It's the street anyone can park on it. I moved to this neighborhood because it was very peaceful. Not anymore. There is always going on at that house. The roommates would have many male friends come over. Including the homeower. Some times some of the guys park along our fence on Pinion Ln an spy on the ladies they were seeing, especially when they were dropped of by another man. Then that's where the fights would start out there. Then she started doing Short term rentals. And that has turned into a nightmare. Way to many parties, cars all around her corner. And mine. Trash left all over our lawn. Parties then would be taken out to the street in front of our house. It would turn into cars just all parked on the street, with music loud, lots of yelling. Like a block party. One day she was taking to a neighborhood and she was telling him that I had called the police on them. Which I did. They were asked to keep it down. I approached the lady and showed her videos and she told our neighbor that he should have called her to let her know. Our neighbor said the same thing I did to her. It's your place. You have cameras. You know what's going on. You just choose not to see. One day there was a school bus pull up with over 30 people plus the ones already at her short rental place. Again it got out of hand. Everything you see the house cleaning lady, you wonder how this next rental will be like. It's a relief when its only a few people and are quiet. I totally respect people trying to make a living, but it's our neighborhood. We now feel that a house across the street has been moved and a hotel was moved in. No more peace. Now we simply just pray to God who ever comes next is nice, and quiet. There are several Seniors citizens living in our area, and we just wish we could be in peace. Not worry about what if there is a big fight out there and gun shots come through out homes. Please, we ask that you guys do not approve this Short term leasing in our property. Please let us enjoy our homes. We also work very hard to have what we do. We do not bother people. We bought our home in a corner to enjoy the privacy. I love working on our lawn and once the sun goes down I sit and enjoy admiring our home, lawn. But it's been years since I can't stay out there to much anymore. It's very uncomfortable when you see pulling up all the time different people. We are in our 60s. We just want our neighborhood back. We moved to Rockwall for that reason. The quietness of the neighborhood. I wish I could send more proof especially videos to let you guys see what all we go through but I'm not very good in sending them. I have sent a scren shot and sent it to you guys a few weeks ago showing you thr street party at her house. Thanks, Vanessa Maldonado

Yahoo Mail: Search, Organize, Conquer

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



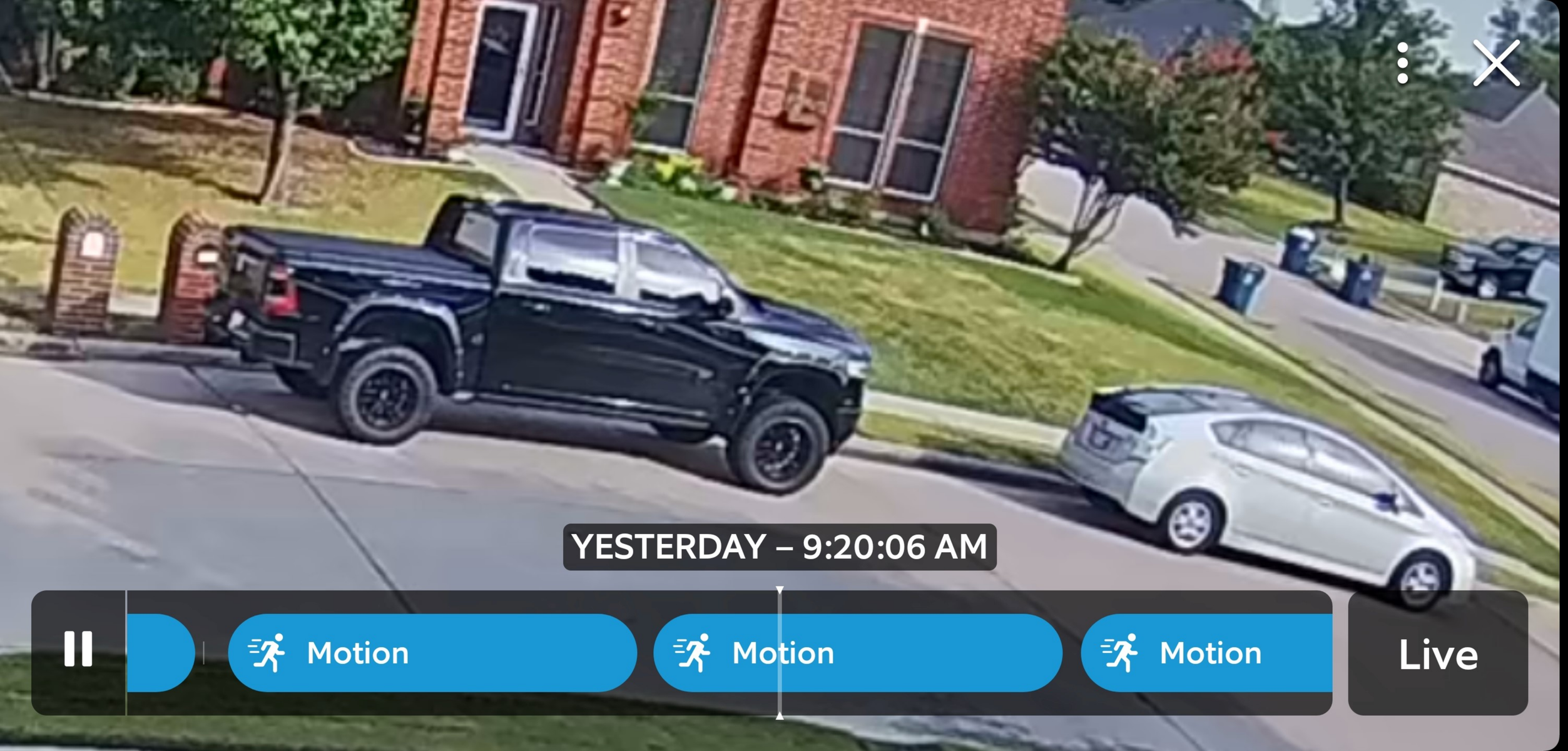



WALNUT
PINION
STOP
HAMMERHEAD




WALNUT
100
LN
PINION
STOP




YESTERDAY – 9:20:06 AM
Motion
Motion
Motion
Live

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-034

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

There are already enough issues with the long term rentals allowed within this subdivision.

Respondent Information

Please provide your information.

First Name *

Laura

Last Name *

DeMars

Address *

128 Woodcreek Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

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Z2024-034

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Patrick

Last Name *

Mahoney

Address *

3685 Sycamore Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-034

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Robert

Last Name *

Demars

Address *

128 Woodcreek Dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-034

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We are trying to get our neighborhood back filled with owners who care. Enough investors and rentals. No no no

Respondent Information

Please provide your information.

First Name *

Shane

Last Name *

Edmunds

Address *

156 Magnolia Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

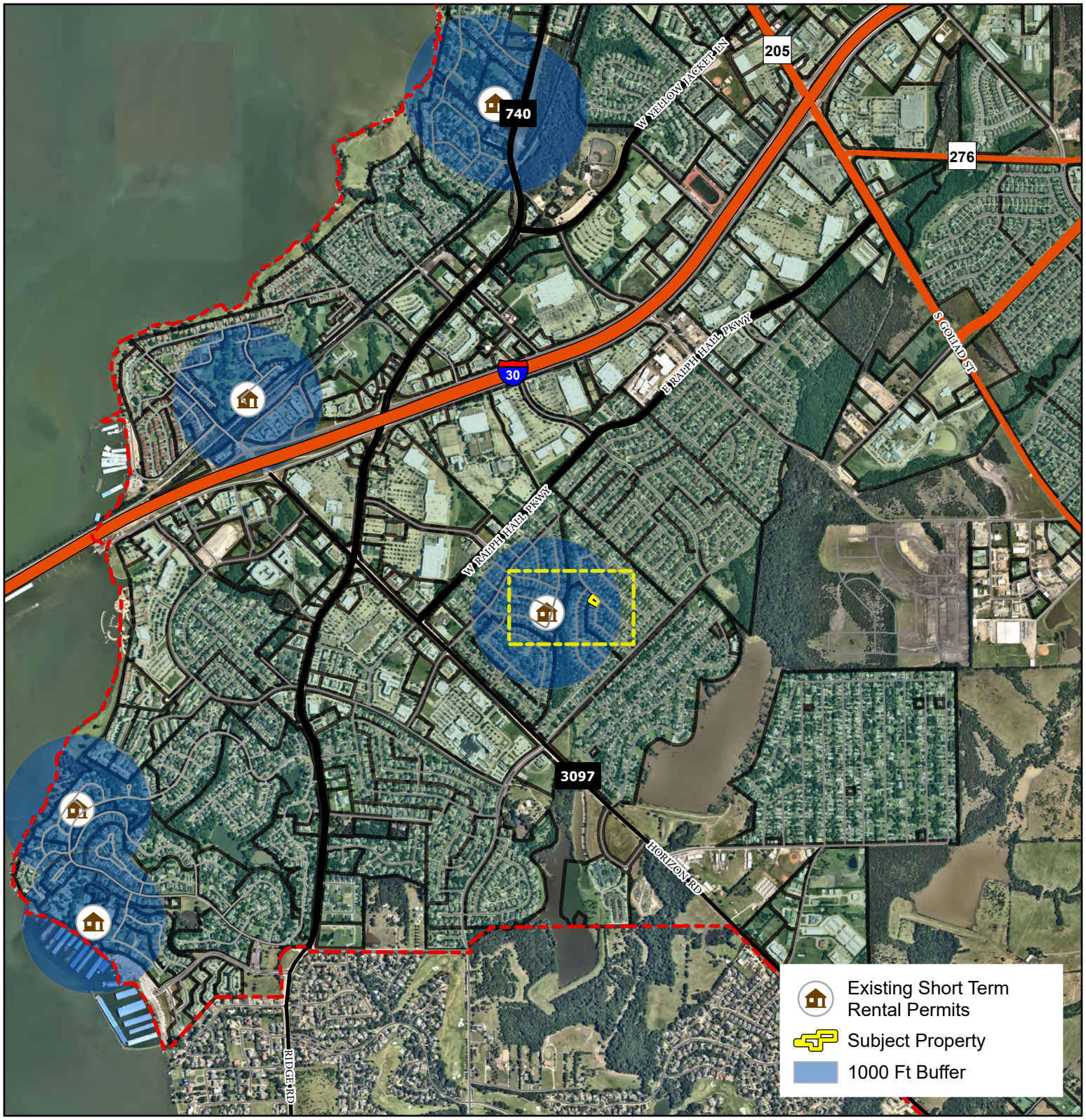
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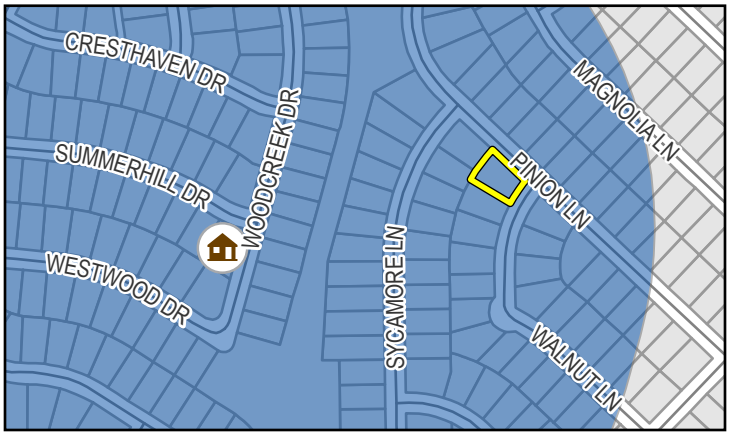
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- ( ) Other: _____

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Google Forms



Case Number: Z2024-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 13 (PD-13)
Case Address: 161 Walnut Lane



Date Saved: 7/22/2024
For Questions on this Case Call (972) 771-7745

Private Oasis w/ a Pool & Gameroom

Share Save



Entire home in Rockwall, Texas
12 guests · 4 bedrooms · 4 beds · 2.5 baths
★ 4.68 · 65 reviews

Hosted by JLayne
5 years hosting

Dedicated workspace
A common area with wifi that's well-suited for working.

Self check-in
Check yourself in with the lockbox.

Free cancellation for 48 hours
Get a full refund if you change your mind.

Open floor plan with space for everyone. Enjoy a nice cocktail from the bar while relaxing by the pool. Outdoor kitchen with Bose speakers makes for an exceptional outdoor experience. New Gameroom area with pool table and dart board.
Master bedroom offers dual sided adjustable bed with fireplace that can be enjoyed from the large jetted tub or walk in shower space. All secondary rooms are located upstairs including a junior master with on suite. ...

Show more >

$420 night

CHECK-IN	CHECKOUT
8/9/2024	8/14/2024

GUESTS
1 guest

Reserve

You won't be charged yet

$420 x 5 nights	$2,100
Cleaning fee	$150
Airbnb service fee	$318
Total before taxes	**$2,568**

Report this listing

Where you'll sleep

1 / 2



Bedroom 1
1 king bed



Bedroom 2
1 queen bed

What this place offers

- Kitchen
- Wifi
- Dedicated workspace
- Free parking on premises
- Pool
- Pets allowed
- TV
- Washer
- Dryer
- Exterior security cameras on property

Show all 48 amenities

5 nights in Rockwall

Aug 9, 2024 - Aug 14, 2024

August 2024

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September 2024

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Clear dates

★ 4.68 · 65 reviews

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	4.7	4.8	4.9	4.9	4.8	4.7



Jaime
Rifle, Colorado

★★★★★ · **2 weeks ago** · Stayed with kids
A great place to stay for over the weekend! A beautiful and a fun pool for everyone to enjoy!

Show more

Danella
Capitan, New Mexico

★★★★★ · **June 2024** · Stayed with a pet
Beautiful home and we enjoyed our stay! Thank you!!



Mari
1 month on Airbnb

★★★★★ · **June 2024** · Stayed a few nights
This place was a great Oasis for family. Every need was met and for What was needed. Instructions were Provided to make everything easier to find and to follow. I would definitely Stay there again for a weekend get away!!👍

Show more



Dwana
Katy, Texas

★★★★★ · **May 2024** · Stayed with kids
Great all the way around



Cynthia Ann
1 year on Airbnb

★★★★★ · **March 2024** · Stayed about a week
JLayne's lovely home was a welcome retreat for my daughter and I during our home construction. It was cozy and comfortable and felt like home. JLayne was a perfect host and I highly recommend it.

Show more



LaVonda
8 years on Airbnb

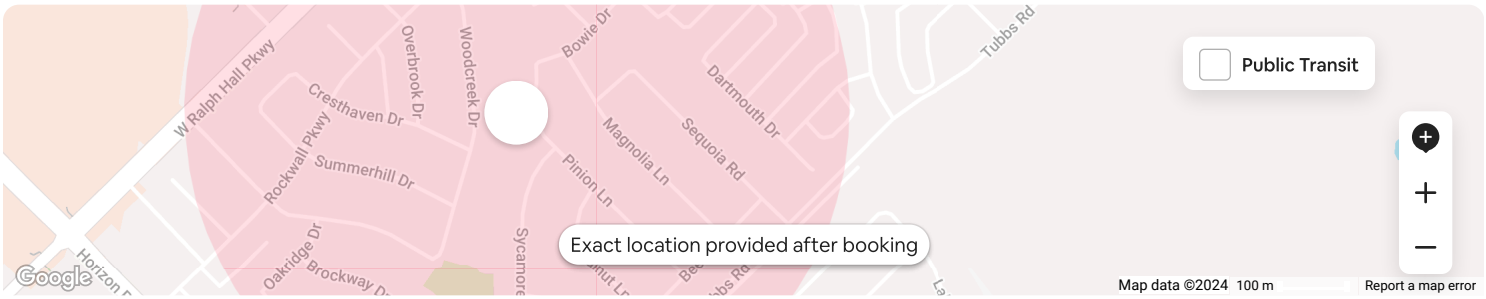
★★★☆☆ · **November 2023** · Stayed a few nights
The place was well-decorated, but dusty in areas. The master bedding smelled nice. It was noticeable. Light was out in the master shower . NO HOT TUB! No instructions on the fireplace. We called for instructions, told the host we did not need a visit. Host came over anyway. Did not appreciate the disregard of our wishes. Faucet handles on the jetted tub and shower both fell off. Cold water on the jetted tub does not work. A pool table and dart...

Show more

Show all 65 reviews

Where you'll be

Rockwall, Texas, United States



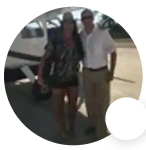
We verified that this listing's location is accurate. Learn more

Neighborhood highlights

The Harbor:
Lake Ray Hubbard
Fishing...

Show more ›

Meet your Host



JLayne
Host

97
Reviews

4.73★
Rating

5
Years hosting

My work: Realtor

Speaks English

I am a Realtor in Rockwall area and have a grown daughter who lives in Austin currently. I have two homes that I Air BnB.

Show more ›

Host details

Response rate: 100%
Responds within an hour

Message Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Things to know

House rules

Check-in after 3:00 PM

Checkout before 11:00 AM

12 guests maximum

Show more ›

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Carbon monoxide alarm

Show more ›

Cancellation policy

Free cancellation for 48 hours. Cancel before Aug 2 for a partial refund.

Review this Host's full policy for details.

Show more ›

Airbnb › United States › Texas › Rockwall County › Rockwall

Explore other options in and around Rockwall

Fort Worth
Vacation rentals

Arlington
Vacation rentals

Plano
Vacation rentals

Frisco
Vacation rentals

Irving
Vacation rentals

Log Cabin
Vacation rentals

Denton
Vacation rentals

McKinney
Vacation rentals

San Antonio
Vacation rentals

Other types of stays on Airbnb

Rockwall vacation rentals

Rockwall monthly stays

Lake house vacation rentals in Rockwall

House vacation rentals in Texas

Vacation rentals with a pool in Texas

Lake house vacation rentals in Texas

Pet-friendly vacation rentals in Texas

Mansion vacation rentals in Texas

House vacation rentals in United States

Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
RECEIVED BY:
DATE RECEIVED:
STR PERMIT NO.

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

KJM I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.

KJM I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.

KJM I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.

KJM I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.

KJM I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and -- *as the owner of the subject property* -- it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

☒ New Registration | ☐ Renewal of an Existing Registration

Was this property being used as a short-term rental prior to April 1, 2024? ☐ Yes | ☐ No

PROPERTY INFORMATION [PLEASE PRINT]

Address 1161 Walnut Lane; Rockwall 75032 Zoning
Subdivision Windmill Ridge Lot Block
General Location Horizon & Tubbs

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

☐ *SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or portion thereof* -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.

☐ *SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).

☐ *SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM)*. An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) -- *or a portion thereof* -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name Kaci J'Layne Mayfield Phone 972.814.4807
Mailing Address 1161 Walnut Lane City Rockwall State TX Zip Code 75032
Email jlaynemayfield@gmail.com

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☒ Same as Property Owner

Name Phone
Mailing Address City State Zip Code
Email

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- ☐ *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- ☐ *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- ☐ *PICTURES*. Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures -- *one (1) per each façade of a structure* -- and any on-site amenities.
- ☐ *COMMERCIAL INSURANCE*. Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (*or an equivalent*) coverage of a minimum of $500,000.00 per occurrence coverage and an aggregate of $1,000,000.000.
- ☐ *DRIVER LICENSE*. A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ☐ *ADVERTISING*. All advertising for the *Short-Term Rental – including online or on a proprietary website, application, or other technology* -- will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- ☐ *PARKING*. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- ☐ *EVACUATION PLAN*. [*ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR*] An evacuation plan showing how to exit the building has been posted on the front door.
- ☐ *TEMPORARY STRUCTURES*. There are *no* temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
- ☐ *TRASH/RUBBISH/SOLID WASTE*. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste -- *bagged or otherwise* -- placed on the ground.
- ☐ *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- ☐ *FIRE EXTINGUISHER*. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- ☐ *SMOKE AND CARBON MONOXIDE DETECTORS*. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- ☐ *INGRESS/EGRESS*. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
- ☐ *SLEEPING ACCOMODATION*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- ☐ *TENANT NOTIFICATION*. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [*1*] the property owner's and/or the *Responsible Party's* contact information and phone number; [*2*] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [*3*] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [*4*] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

Good morning, thank you for taking the time to review my request for a special permit, allowing me to have and maintain my short term rental.

I understand there was a deadline for submitting before July 1. However, the first week of May we found out that my sweet young niece had a very aggressive form of breast cancer. She has two young children, one boy that just turned one years old and a four year-old daughter. As you can imagine, the family was devastated and we all tried to Pitchin and help with food and caring for the kids, as well as helping her get to doctor visits and such. Not to mention the debilitating depression that comes with receiving such horrific news.

By the time I got back home and got back to clearing off things that needed to be accomplished I realized I had missed the deadline. I immediately called the city finding out what steps needed to be done and was told that it would be best if I spoke with Ryan, who was at that point on vacation due to the Fourth of July holiday. I waited until Monday and immediately went to speak to Ryan face-to-face. I was told that at that point there wasn't much more I could do other than to request a special use permit.

I was one of the very first Airbnbs in Rockwall and have an excellent rating as a super host. I do not allow parties and I am very diligent about checking in with my neighbors to make sure that everything has gone well and to let them know that if there's ever an issue to please contact me. My neighbor across the street has never been friendly with me and has definitely called the police several times on every other resident in the neighborhood. However, she has even seemed to be OK with the fact that I am doing the Airbnb and we have developed a great relationship , she appreciates the fact that I keep my house looking immaculate inside and out.

I am hoping that you will show a little grace and understand that I put family first above all else and that I will hopefully not be penalized for my lack of attention in this matter .

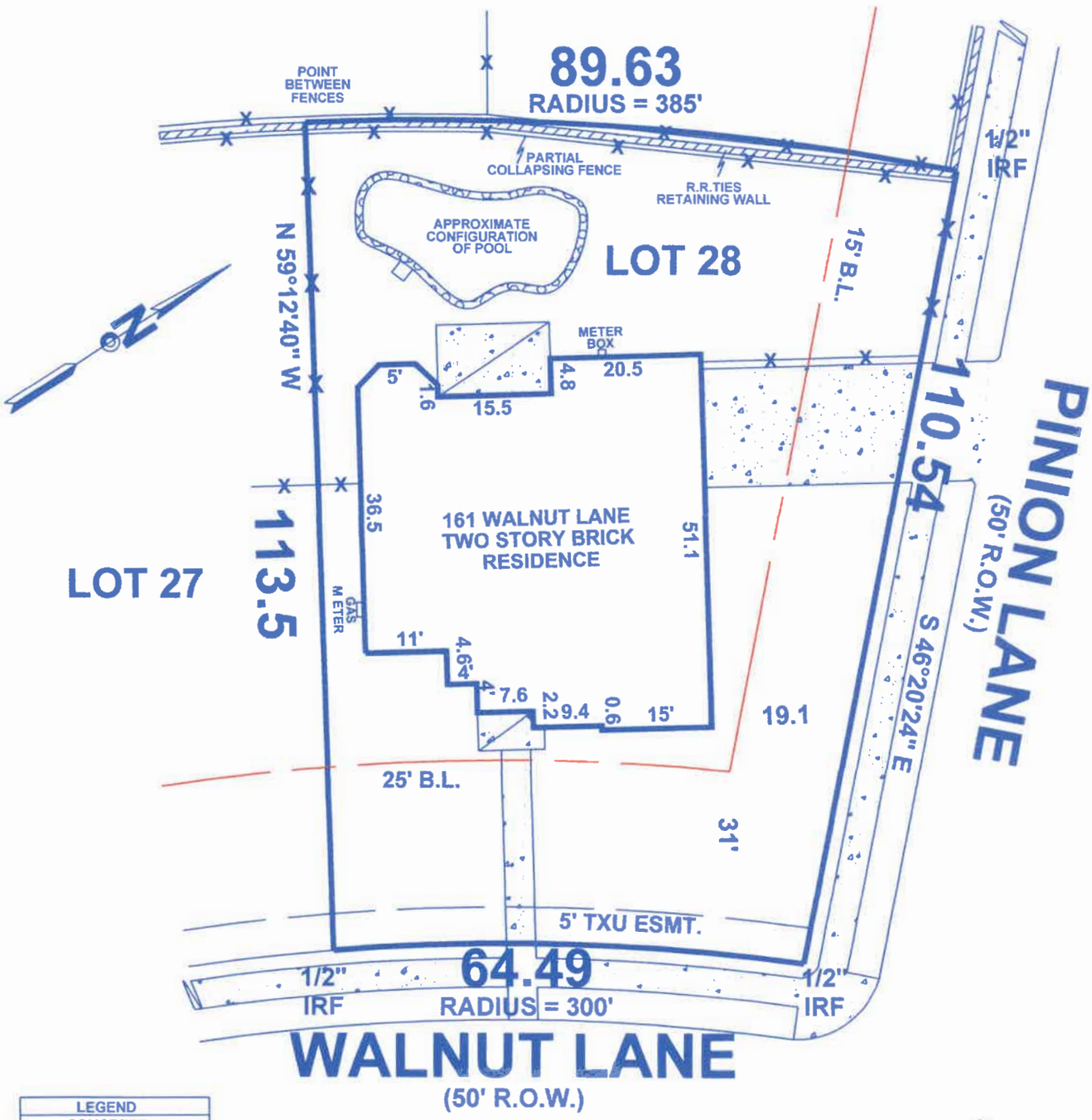
Please see the attached photos of my exterior and the quote for commercial insurance. Please let me know if there are any additional item needed before the July 30th meeting.

STADIA
LAND SURVEYING INC.

10 / 24 / 11

No. 161 WALNUT LANE in the city of ROCKWALL, ROCKWALL COUNTY, Texas.

Lot No. 28, Block No. A of WINDMILL RIDGE ESTATES NO. IV-B, an addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the REPLAT thereof recorded in CABINET E, SLIDE 139-140, PLAT records ROCKWALL County, Texas.



LEGEND
CONCRETE
FENCING
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
IRF - IRON ROD FOUND
IRS - IRON ROD SET
R.O.W.- RIGHT OF WAY

NOTE: THE FOLLOWING EASEMENTS RECORDED IN VOL. 54, PG. 512, VOL. 147, PG. 914, VOL. 166, PG. 225, VOL. 198, PG. 909, VOL. 209, PG. 326, VOL. 64, PG. 313, VOL. 133, PG. 3, VOL. 195, PG. 698, VOL. 136, PG. 78, VOL. 2499, PG. 136 & VOL. 1005, PG. 235, R.P.R.R.C.T.; DOES NOT TO MY KNOWLEDGE AND BELIEF AFFECT THIS LOT.

STATE OF TEXAS
REGISTERED
JIMMY E. POGUE
5592
PROFESSIONAL
LAND SURVEYOR

SURVEY ONLY VALID WITH ORIGINAL SEAL AND SIGNATURE

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY, AS DETERMINED BY ON THE GROUND SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF ABOVE GROUND BUILDINGS AND ABOVE GROUND IMPROVEMENTS ARE AS SHOWN, ALL ABOVE GROUND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY AS SHOWN.

EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

Scale 1" = 20'

Date 10 / 24 / 11

JOB No: 0632-11

This survey was performed EXCLUSIVELY for and in connection with the transaction described in GF. No. 2681803-1 of LENDING EDGE MORTGAGE Title Company. Use of this survey for any other purpose or by any other parties shall be strictly prohibited as this survey is a copyright owned by STADIA LAND SURVEYING, Inc. , and all other uses are forbidden, without prior written consent of STADIA LAND SURVEYING, Inc. ©

JIMMY E. POGUE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5592

STADIA LAND SURVEYING, INC.
P.O. BOX 1886
RED OAK, TEXAS 75154
PHONE (972) 617 - 9988
FAX: (972) 617 - 6809
stadiasurveying@sbcglobal.net

3:15
◀ Gmail
5G

Allstate | Personalized Insurance Proposal℠

Summary | Coverage | Agency

161 Walnut Ln, Rockwall, TX 75032

Term	Estimated Premium
12 months	**$4,469.64**

Coverage	Premium
Burglary Selected	Included
Vandalism Selected	Included
Dwelling Protection $449,236	$4,433.64
Liability Protection $500,000 per occurrence	$36.00
Premises Medical Protection	Included

myproposal.allstate.com
66






TEXAS
SJG-9397


161

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 13 (PD-13) [*ORDINANCE NO. 94-41*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.1980-ACRE PARCEL OF LAND IDENTIFIED AS LOT 28, BLOCK A, WINDMILL RIDGE ESTATES, PHASE 4B, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; 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, the City has received a request from Kari J'Layne Mayfield for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental* on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; 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 affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 13 (PD-13) [*Ordinance No. 94-41*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *a Non-Owner-Occupied Short-Term Rental* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and

DRAFT 08.15.2024

Subsection 03.01, *General Residential Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; Planned Development District 13 (PD-13) [*Ordinance No.94-41*]; and, Article 02, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances -- as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Non-Owner-Occupied Short-Term Rental* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance.

(2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require compliance to the following:

(1) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and

DRAFT ORDINANCE 08.19.2024

applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3rd DAY OF SEPTEMBER, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

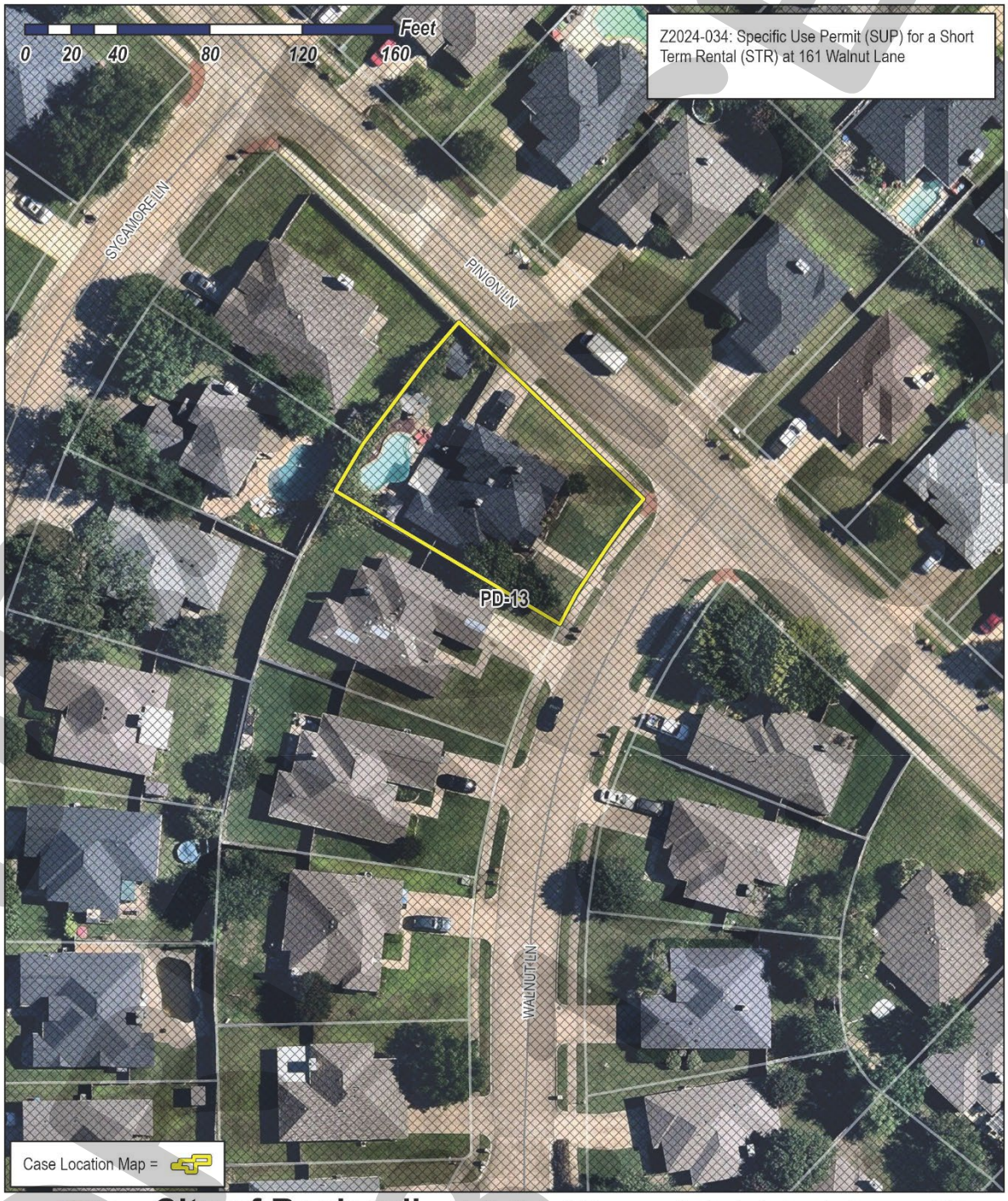
1st Reading: *August 19, 2024*

2nd Reading: *September 3, 2024*

DRAFT ORDINANCE 08.19.2024

Exhibit 'A'
Zoning Exhibit

Address: *161 Walnut Lane*
Legal Description: *Lot 28, Block A, Windmill Ridge Estates*



City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

DRAFT 08/05/24

Exhibit 'B':
Short-Term Rental Permit Application

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
RECEIVED BY:
DATE RECEIVED:
STR PERMIT NO.

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

KJM I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.

KJM I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.

KJM I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.

KJM I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.

KJM I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and -- *as the owner of the subject property* -- it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

☒ New Registration | ☐ Renewal of an Existing Registration

Was this property being used as a short-term rental prior to April 1, 2024? ☐ Yes | ☐ No

PROPERTY INFORMATION [PLEASE PRINT]

Address 161 Walnut Lane; Rockwall 75032 Zoning
Subdivision Windmill Ridge Lot Block
General Location Horizon & Tubbs

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

☐ *SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or portion thereof* -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.

☐ *SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).

☐ *SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM)*. An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) -- *or a portion thereof* -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name Kai J'Layne Mayfield Phone 972.814.4807
Mailing Address 161 Walnut Lane City Rockwall State TX Zip Code 75032
Email jaynemayfield@gmail.com

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☒ Same as Property Owner

Name Phone
Mailing Address City State Zip Code
Email

DRAFT ORDINANCE 08.19.2024

Exhibit 'B'
Short-Term Rental Permit Application

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- ☐ *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- ☐ *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- ☐ *PICTURES*. Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures -- *one (1) per each façade of a structure* -- and any on-site amenities.
- ☐ *COMMERCIAL INSURANCE*. Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (*or an equivalent*) coverage of a minimum of $500,000.00 per occurrence coverage and an aggregate of $1,000,000.000.
- ☐ *DRIVER LICENSE*. A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ☐ *ADVERTISING*. All advertising for the *Short-Term Rental – including online or on a proprietary website, application, or other technology* -- will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- ☐ *PARKING*. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- ☐ *EVACUATION PLAN*. [*ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR*] An evacuation plan showing how to exit the building has been posted on the front door.
- ☐ *TEMPORARY STRUCTURES*. There are *no* temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
- ☐ *TRASH/RUBBISH/SOLID WASTE*. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste -- *bagged or otherwise* -- placed on the ground.
- ☐ *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- ☐ *FIRE EXTINGUISHER*. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- ☐ *SMOKE AND CARBON MONOXIDE DETECTORS*. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- ☐ *INGRESS/EGRESS*. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
- ☐ *SLEEPING ACCOMODATION*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- ☐ *TENANT NOTIFICATION*. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [*1*] the property owner's and/or the *Responsible Party's* contact information and phone number; [*2*] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [*3*] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [*4*] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *MY COMMISSION EXPIRES*

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

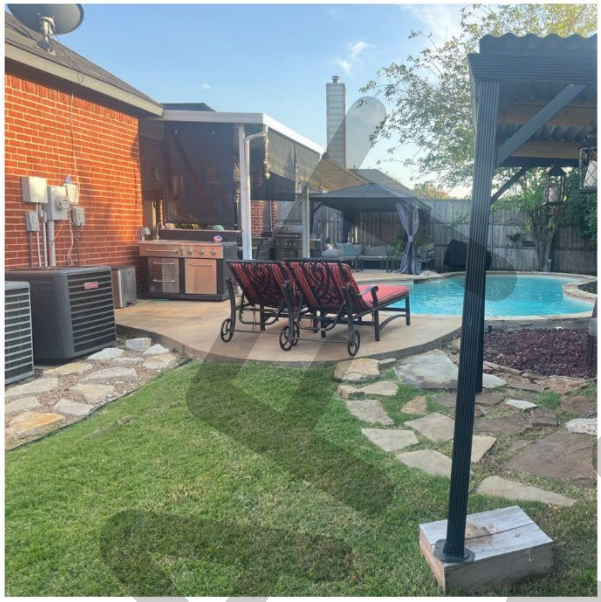
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *MY COMMISSION EXPIRES*

DRAFT NOT FOR EXECUTION 08.19.2024

Exhibit 'C':
Short-Term Rental Photographs









DRAFT
ORDINANCE
08.19.2024

August 20, 2024

TO: Kari J'Layne Mayfield
161 Walnut Lane
Rockwall, Texas 75032

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z20240-034; *SUP* for a *Short-Term Rental (STR)* at 161 Walnut Lane

Kari:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was denied by the City Council on August 19, 2024. The following is a record of all voting records:

Planning and Zoning Commission
On August 13, 2024, the Planning and Zoning Commission made a motion to recommend denial of the *Specific Use Permit (SUP)* by a vote of 5-1, with Commissioner Hagaman dissenting and Commissioners Conway and Thompson absent.

City Council
On August 19, 2024, City Council approved a motion to deny the *Specific Use Permit (SUP)* by a vote of 7-0.

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- *or any portion thereof* -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (*i.e. an application for the same request may be filed at the applicant's discretion*). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 772-6488.

Sincerely,
Bethany Ross
Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department