



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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:

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- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

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- ☐ TREE REMOVAL (\$75.00)
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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 3985 Horizon Rd, Rockwall TX 75032

SUBDIVISION Rockwall Lake Estate No.1 LOT 609 BLOCK C

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE STR

ACREAGE 0.17

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 Himmat chauhan

☒ APPLICANT Homestay Rentals, LP

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS 996 E. I. 30

ADDRESS 996 E. I. 30

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP Rockwall TX 75087

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

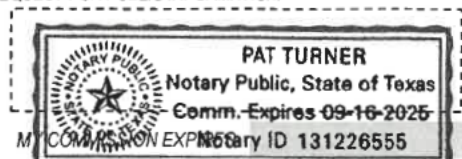
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 _____ DAY OF _____, 20____. 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 13 DAY OF June, 2025

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





HomeStay Rentals, LP

(Stay with Confidence) Rockwall or Rowlett

Tel: 469-465-8444 or 405-401-4626 Email: oklahomahotels@gmail.com

June 12-2025

To Mr. Ryan Miller

Planning & Zoning Director

City of Rockwall, TX

Short Term Rental Permit Application

Ref: 3985 Horizon Road, Rockwall, TX 75032. Previous address 4973 Horizon Road.

Dear Mr. Miller,

I hope this message finds you well. I am writing to express my continued enthusiasm for investing in the City of Rockwall and to respectfully request reconsideration or guidance regarding my recent short-term rental (STR) permit application for my newly purchased property—a two-story, single-family home featuring 4 bedrooms, 3 full bathrooms, and a 2-car garage.

One of the key reasons I chose this property was its location in a neighborhood with no HOA restrictions, making it ideal for STR. My vision for the home is to offer a high-quality, well-managed, and professionally operated rental experience that aligns with the standards and expectations of the community.

Although I was surprised to learn that my application was denied due to the 1,000-foot buffer rule, I remain optimistic and committed to working with the city to find a positive path forward.

I bring to this venture more than two decades of experience in the hospitality industry. For the past 24 years, I have owned and operated multiple franchised hotels, including the **Best Western Plus Rockwall Inn & Suites**, which I've successfully managed since 2010. As a long-time Rockwall resident living in Lake Side Village for the last 14 years, I am proud of my roots in the community and my commitment to operating respectfully and professionally.

Rockwall Inn & Suites

996 E I-30, Rockwall, TX 75087 P: (972) 722-3265 Reservations: 1 (800) 780-7234 bestwestern.com

Wherever Life Takes You, Best Western Is There.®

Each BWHSM Hotels property is independently owned and operated.



HomeStay Rentals, LP

My experience with short-term rentals includes two additional properties:

- A former property in Rockwall at **786 Sunflower Trail**, which I operated as a short-term rental from 2021 to 2023—without a single complaint.
- An ongoing STR in Rowlett at **5505 Edgewater Circle**, successfully managed for five years with a perfect record of neighbor satisfaction.

The positive track record I've maintained is the result of consistent, responsible practices:

- A **minimum 5-night stay** policy, discouraging weekend party rentals.
- A thorough **guest screening process**, including ID checks and signed house rules.
- **In-person greetings** for every guest, ensuring a welcoming and accountable presence.
- High standards for **cleanliness and décor**, which support our promise: *"Stay with Confidence."*
- *I am paying my City Occupancy Tax for last 15 years in "Timely manners".*

Since closing on this home, I've already begun making significant investments in furnishing and improving the property, with the goal of offering another outstanding guest experience.

While I understand and respect the city's regulations, I kindly ask that you consider the unique qualifications, proven history, and local investment I bring to this endeavor. I remain committed to upholding all city guidelines and am eager to work collaboratively to explore any options that may allow this property to be approved for STR use.

Thank you for your time, consideration, and ongoing support of responsible operators in our city.

Sincerely,

A handwritten signature in black ink, appearing to read 'Himmat'.

Himmat Chauhan, CHA

Certified Hotel Administrator.

6/12/2025

Rockwall Inn & Suites

996 E I-30, Rockwall, TX 75087 P: (972) 722-3265 Reservations: 1 (800) 780-7234 bestwestern.com

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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]

- ☒ 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.
- ☒ 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.
- ☒ 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.
- ☒ 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*.
- ☒ 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 **3985 Horizon Road** Zoning
Subdivision **ROCKWALL LAKE ESTATE NO.1** Lot **609** Block **C**
General Location

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 **HomeStay Rentals, LP (Himmat Chauhan)** Phone **405-401-4626**
Mailing Address **996 E. Interstate 30** City **Rockwall** State **TX** Zip Code **75032**
Email **oklahomahotels@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 **Himmat Chauhan** 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 \$1,000,000.00.
- ☒ **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 ACCOMMODATION.** 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.

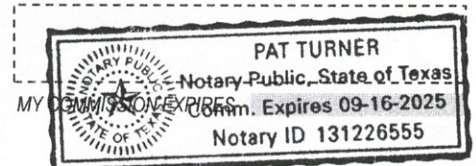
RESPONSIBLE PARTY'S CERTIFICATION

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 10 DAY OF JUNE, 2025

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



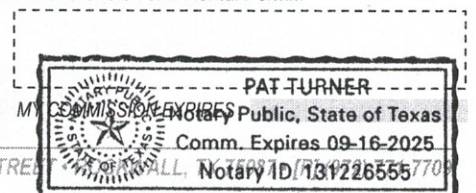
PROPERTY OWNER'S CERTIFICATION

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*.

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3985

VPW-5963

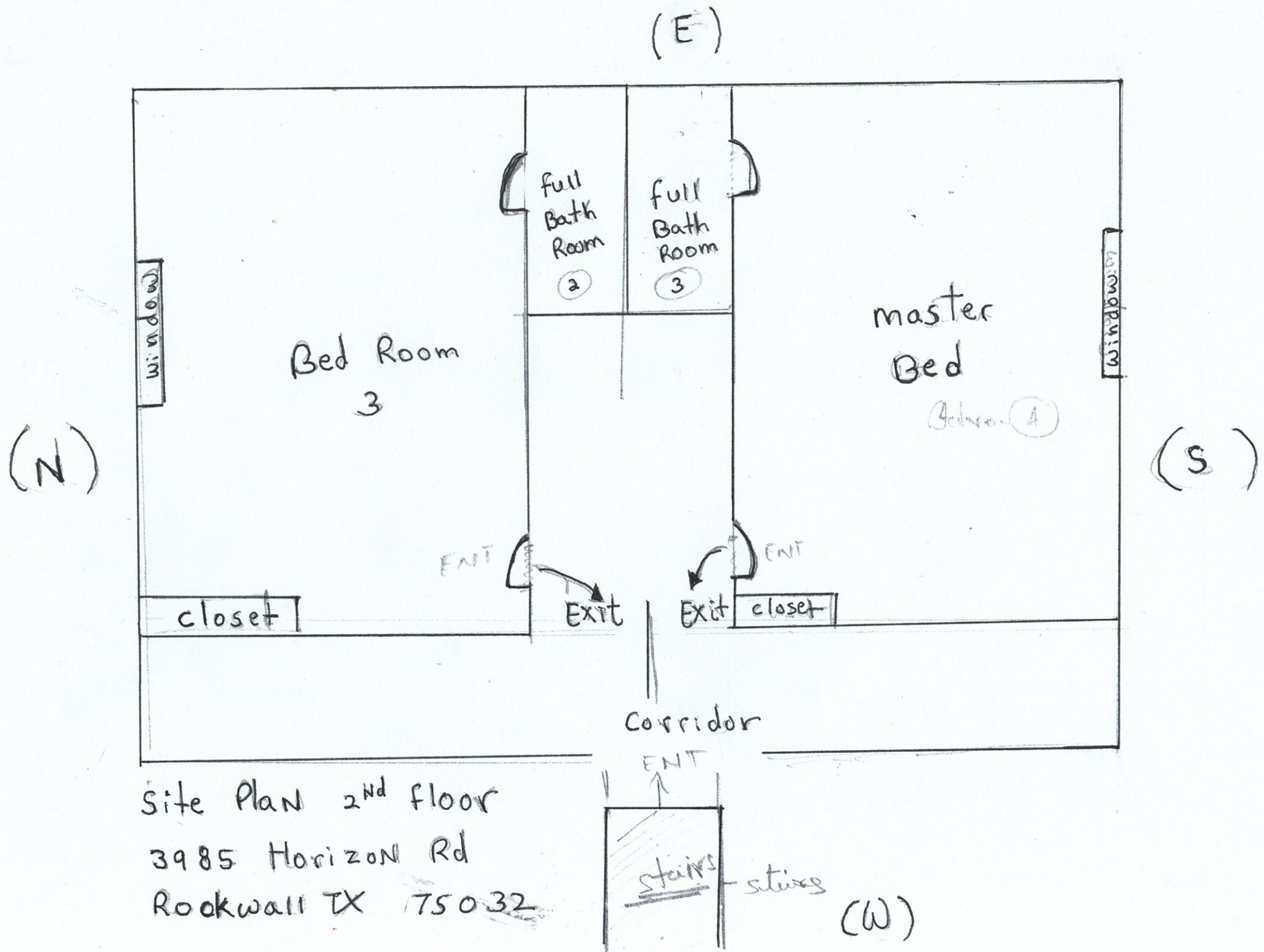
ODYSSEY

EX-L









Back yard

Back yard

E

Exit

Bed Room 1

Window

closet

Toilet
Bath
full Bath
①

Living Room

Dining 1

Kitchen

Corridor

Bed Room 2

closet

Window

stairs
2nd floor

Dining 2

Porch

2
Car Garage

main
Entrance

Site Plan 1st floor

3985 Horizon Rd

Rockwall TX 75032

Yard

N

Yard

S

W



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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PROPOSED ZONING _____

PROPOSED USE STR

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LOTS [CURRENT] _____

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☒ OWNER Himmat chauhan

☒ APPLICANT Homestay Rentals, LP

CONTACT PERSON _____

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PHONE _____

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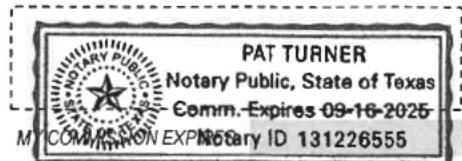
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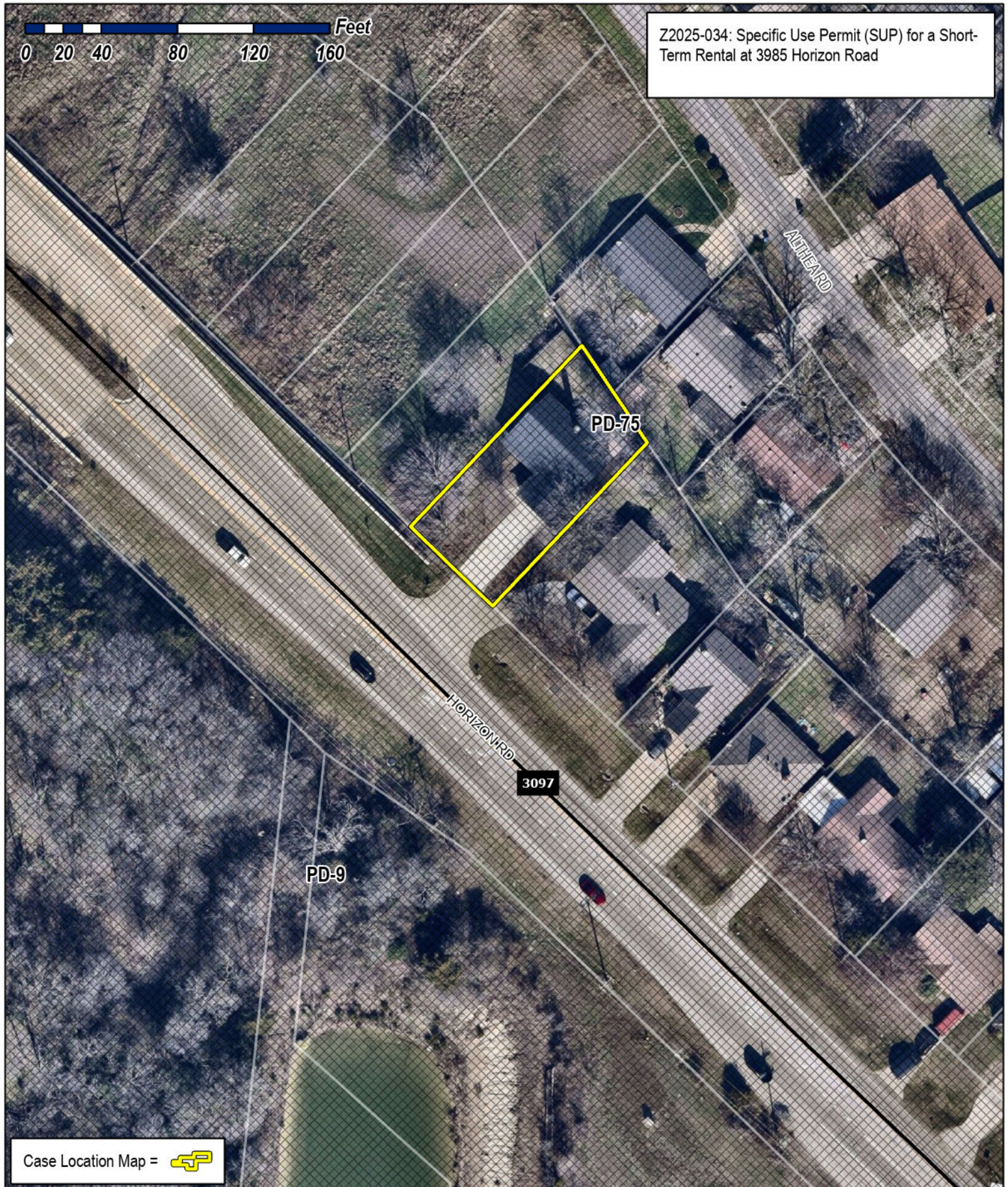
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City of Rockwall

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.

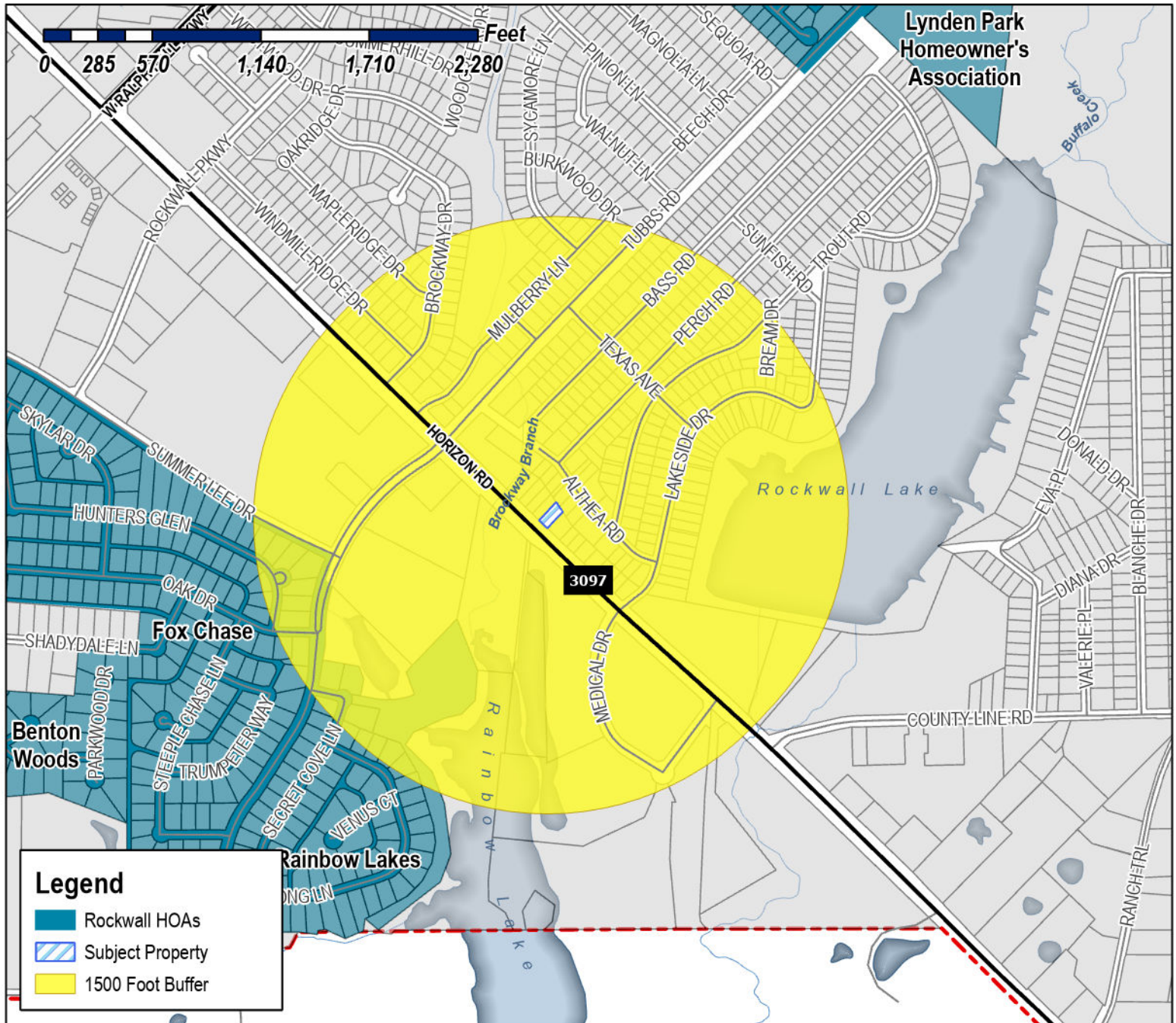




City of Rockwall

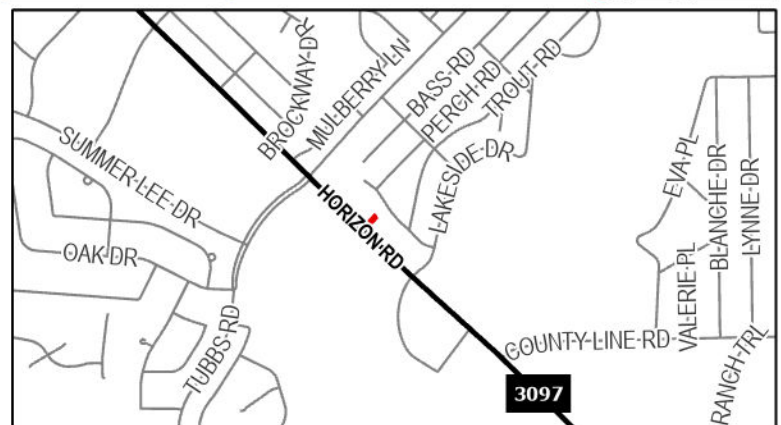
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Case Number: Z2025-034
Case Name: Specific Use Permit (SUP) for a Short-Term Rental
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 3985 Horizon Road

Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745

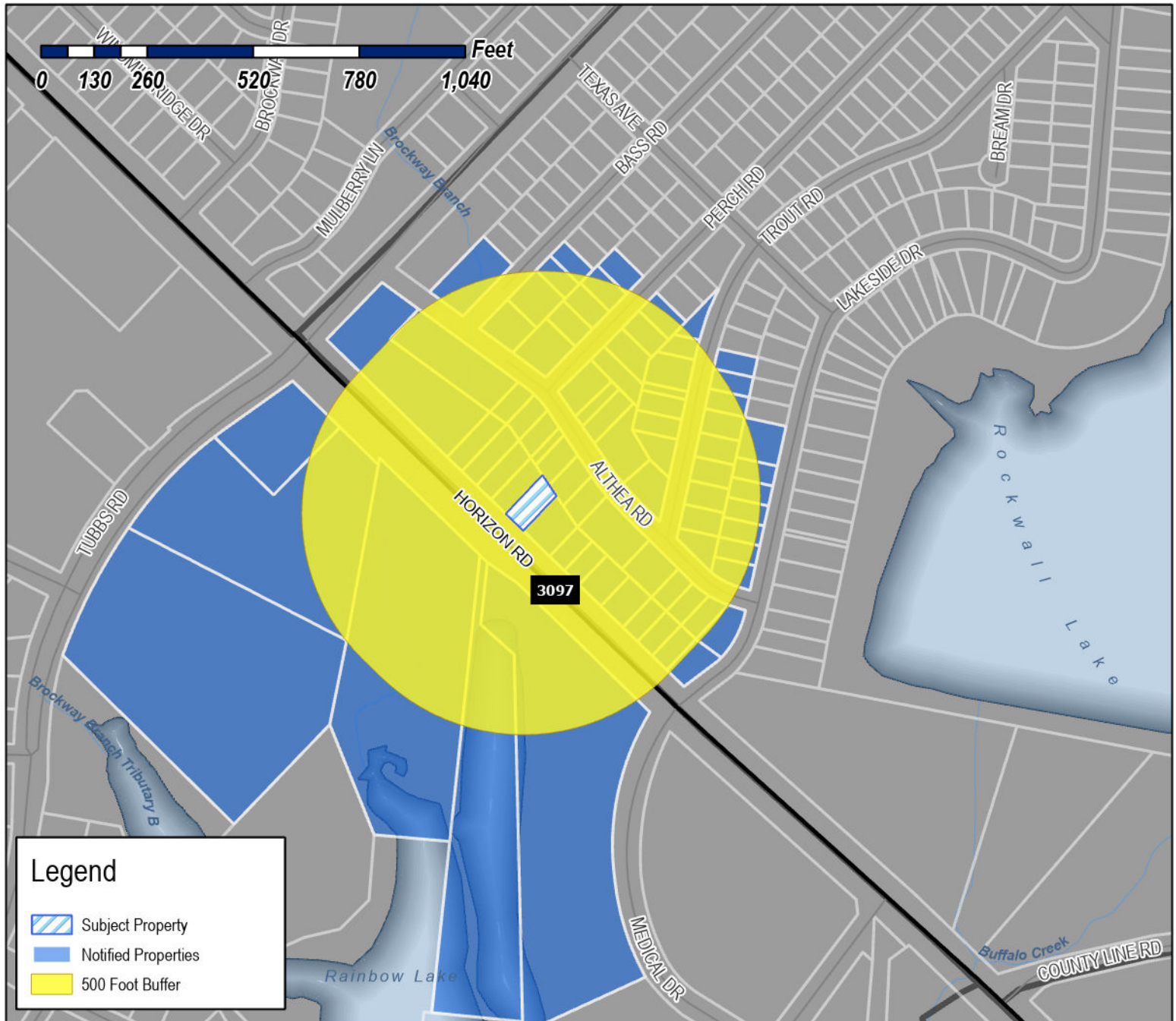




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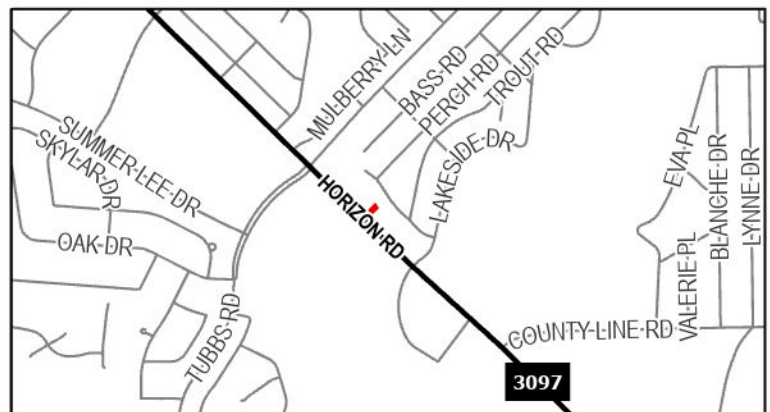
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Case Address: 3985 Horizon Road

Date Saved: 6/13/2025

For Questions on this Case Call: (972) 771-7745



RESIDENT
0
FM3097 0
ROCKWALL, TX 75087

RESIDENT
103 ALTHEA RD
ROCKWALL, TX 75087

SHARING SMILES LLC
108 CRYSTAL CT
RICHARDSON, TX 75081

HUCK AMBER L
111 TROUT ST
ROCKWALL, TX 75032

RESIDENT
116 BASS RD
ROCKWALL, TX 75087

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

SFR BORROWER 2021-2 LLC
120 S RIVERSIDE PLAZ SUITE 2000
CHICAGO, IL 60606

ZOMER JOHN DAVID
123 Trout St
Rockwall, TX 75032

TYRELL ROBERT & KATHY
127 BASS RD
ROCKWALL, TX 75032

HERNANDEZ SESAR M & MARTA P
127 PERCH RD
ROCKWALL, TX 75032

OJEDA ELIZABETH RODRIGUEZ
128 Althea Rd
Rockwall, TX 75032

RESIDENT
130 PERCH RD
ROCKWALL, TX 75087

SALAZAR JOSE & MARIA E
132 ALTHEA RD
ROCKWALL, TX 75032

WADE CHELSEA L
133 ALTHEA ROAD
ROCKWALL, TX 75032

PALMER CHRIS
135 TROUT ST
ROCKWALL, TX 75032

RESIDENT
0
140 TROUT RD 0
ROCKWALL, TX 75087

SANCHEZ NANCY C AND VIDAL SANCHEZ-CRUZ
141 BASS RD
ROCKWALL, TX 75032

TAYLOR MARGOE
141 PERCH RD
ROCKWALL, TX 75032

RESIDENT
142 PERCH RD
ROCKWALL, TX 75087

GUZMAN LUIS & YOLANDA
142 ALTHEA RD
ROCKWALL, TX 75032

VASQUEZ THOMAS J AND
0
147 TROUT ST
ROCKWALL, TX 75032

RESIDENT
151 BASS RD
ROCKWALL, TX 75087

CASTILLO ARTURO & VICTORIA
151 PERCH RD
ROCKWALL, TX 75032

RESIDENT
152 ALTHEA RD
ROCKWALL, TX 75087

PEREZ JOSE D & MARIA M
152 PERCH RD
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE A
154 TROUT ST
ROCKWALL, TX 75032

SFR JV-1 2019-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

BAUTISTA FRANCISCO GAMEZ AND MARIA DE
LOS ANGELES ELIAS-GAMEZ
163 PERCH ST
ROCKWALL, TX 75032

JARAMILLO VERONICA
163 TROUT ST
ROCKWALL, TX 75032

RESIDENT
164 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
166 TROUT RD
ROCKWALL, TX 75087

PEDRAZA FRANCISCO JAVIER AND
O
168 PERCH RD
ROCKWALL, TX 75032

BAMFO GEORGE A & DONNA
173 TROUT ST
ROCKWALL, TX 75032

RESIDENT
174 TROUT DR
ROCKWALL, TX 75087

ESPINOSA DAVID AND ERIN
174 LAKESIDE DR
ROCKWALL, TX 75032

MCCREARY LARRY &
O
176 ALTHEA RD
ROCKWALL, TX 75032

AGUILAR IVAN D
177 ALTHEA RD
ROCKWALL, TX 75032

ALCALA GUADALUPE R
180 TROUT
ROCKWALL, TX 75032

RESIDENT
182 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
185 TROUT RD
ROCKWALL, TX 75087

RESIDENT
188 ALTHEA RD
ROCKWALL, TX 75087

WHITE JOHN N AND
O
1929 S Lakeshore Dr
Rockwall, TX 75087

RESIDENT
193 TROUT RD
ROCKWALL, TX 75087

RAMIREZ EDDIE RAFAEL & CASSANDRA GAYLE
194 Lakeside Dr
Rockwall, TX 75032

GARCIA CITLALLI SARAHI GONZALEZ
194 Trout St
Rockwall, TX 75032

RESIDENT
O
199 ALTHEA RD O
ROCKWALL, TX 75087

RESIDENT
202 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
208 TROUT RD
ROCKWALL, TX 75087

CULEBRO EDGAR HAMED AND
O
208 Althea Rd
Rockwall, TX 75032

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

CAMACHO JOEL MEJIA AND
O
218 LAKESIDE DRIVE
ROCKWALL, TX 75032

RESIDENT
220 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
223 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
230 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
232 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
235 ALTHEA RD
ROCKWALL, TX 75087

MIGUELS RENOVATION & CONSTRUCTION LLC
2381 FIELDCREST DR
ROCKWALL, TX 75032

ARP 2014-1 BORROWER LLC
0
23975 Park Sorrento Ste 300
Calabasas, CA 91302

GAMEZ BRIGIDO & MARIA NATALIA
240 BASS RD
ROCKWALL, TX 75032

RESIDENT
242 ALTHEA RD
ROCKWALL, TX 75087

REED JENNIFER LATRICE
242 LAKESIDE DRIVE
ROCKWALL, TX 75032

TOVAR LUISIHNO
245 ALTHEA RD
ROCKWALL, TX 75032

SIDNEY S NOE REVOCABLE TRUST
0
2497 ASHBURY CIRCLE
CAPE CORAL, FL 33991

RESIDENT
252 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
264 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
265 ALTHEA RD
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3520 HORIZON
ROCKWALL, TX 75087

PARKER SLURPEE 2 LLC
3600 POTOMAC AVENUE
HIGHLAND PARK, TX 75205

RESIDENT
3615 FM3097
ROCKWALL, TX 75087

RESIDENT
3775 FM3097
ROCKWALL, TX 75087

RESIDENT
3835 FM3097
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL TEXAS
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3885 FM3097
ROCKWALL, TX 75087

RESIDENT
3935 FM3097
ROCKWALL, TX 75087

RESIDENT
3985 FM3097
ROCKWALL, TX 75087

RESIDENT
4065 FM3097
ROCKWALL, TX 75087

CASTILLO SILVIA
4125 FM 3097
ROCKWALL, TX 75032

RESIDENT
4175 FM3097
ROCKWALL, TX 75087

RESIDENT
4215 FM3097
ROCKWALL, TX 75087

RESIDENT
4275 FM3097
ROCKWALL, TX 75087

RESIDENT
0
4325 FM3097 0
ROCKWALL, TX 75087

RESIDENT
4375 FM3097
ROCKWALL, TX 75087

RESIDENT
4425 FM3097
ROCKWALL, TX 75087

RESIDENT
4475 TUBBS RD
ROCKWALL, TX 75087

RESIDENT
4485 HORIZON RD
ROCKWALL, TX 75087

GAGNON STEVEN C ETUX SUZANNE
459 WINDING RIDGE LN
ROCKWALL, TX 75032

VANDERGRIFFT IRA E & MARY L
4975 HORIZON RD
ROCKWALL, TX 75032

BAF 3 LLC
5001 Plaza on the Lk Ste 200
Austin, TX 78746

CORNELIUS FAMILY TRUST
O
501 SCENIC PL
HEATH, TX 75032

LOPEZ RICARDO C
519 E Interstate 30 PMB 306
Rockwall, TX 75087

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

BALDERAS VICTORIO AND
O
602 LAWRENCE
HEATH, TX 75032

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

GOYAL SANJAY K
8008 STRECKER LN
PLANO, TX 75025

NUNEZ LUZ ISELA
8655 Brookhollow Blvd Apt 8102
Frisco, TX 75034

SALDANA FLOR
8820 COUNTY RD 136
TERRELL, TX 75161

KLEIN ELIZABETH C
M/R

RESIDENT
O
N/A O
ROCKWALL, TX 75087

GIST JESSE JR AND
O
PO BOX 1381
ROCKWALL, TX 75087

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

JWS LAND LTD
PO Box 6621
McKinney, TX 75071

MURPHY ROAD LTD
O
PO Box 6621
McKinney, TX 75071

WHITECAP VENTURES LLC & WELCOME DFW
HOMES FUNDING LLC
PO BOX 7640
FORT WORTH, TX 76111

GRUBBS DAVID G
PO BOX 852
ROCKWALL, TX 75087



HomeStay Rentals, LP

(Stay with Confidence) Rockwall or Rowlett

Tel: 469-465-8444 or 405-401-4626 Email: oklahomahotels@gmail.com

June 12-2025

To Mr. Ryan Miller

Planning & Zoning Director

City of Rockwall, TX

Short Term Rental Permit Application

Ref: 3985 Horizon Road, Rockwall, TX 75032. Previous address 4973 Horizon Road.

Dear Mr. Miller,

I hope this message finds you well. I am writing to express my continued enthusiasm for investing in the City of Rockwall and to respectfully request reconsideration or guidance regarding my recent short-term rental (STR) permit application for my newly purchased property—a two-story, single-family home featuring 4 bedrooms, 3 full bathrooms, and a 2-car garage.

One of the key reasons I chose this property was its location in a neighborhood with no HOA restrictions, making it ideal for STR. My vision for the home is to offer a high-quality, well-managed, and professionally operated rental experience that aligns with the standards and expectations of the community.

Although I was surprised to learn that my application was denied due to the 1,000-foot buffer rule, I remain optimistic and committed to working with the city to find a positive path forward.

I bring to this venture more than two decades of experience in the hospitality industry. For the past 24 years, I have owned and operated multiple franchised hotels, including the **Best Western Plus Rockwall Inn & Suites**, which I've successfully managed since 2010. As a long-time Rockwall resident living in Lake Side Village for the last 14 years, I am proud of my roots in the community and my commitment to operating respectfully and professionally.

Rockwall Inn & Suites

996 E I-30, Rockwall, TX 75087 P: (972) 722-3265 Reservations: 1 (800) 780-7234 bestwestern.com

Wherever Life Takes You, Best Western Is There.®

Each BWHSM Hotels property is independently owned and operated.



HomeStay Rentals, LP

My experience with short-term rentals includes two additional properties:

- A former property in Rockwall at **786 Sunflower Trail**, which I operated as a short-term rental from 2021 to 2023—without a single complaint.
- An ongoing STR in Rowlett at **5505 Edgewater Circle**, successfully managed for five years with a perfect record of neighbor satisfaction.

The positive track record I've maintained is the result of consistent, responsible practices:

- A **minimum 5-night stay** policy, discouraging weekend party rentals.
- A thorough **guest screening process**, including ID checks and signed house rules.
- **In-person greetings** for every guest, ensuring a welcoming and accountable presence.
- High standards for **cleanliness and décor**, which support our promise: *"Stay with Confidence."*
- *I am paying my City Occupancy Tax for last 15 years in "Timely manners".*

Since closing on this home, I've already begun making significant investments in furnishing and improving the property, with the goal of offering another outstanding guest experience.

While I understand and respect the city's regulations, I kindly ask that you consider the unique qualifications, proven history, and local investment I bring to this endeavor. I remain committed to upholding all city guidelines and am eager to work collaboratively to explore any options that may allow this property to be approved for STR use.

Thank you for your time, consideration, and ongoing support of responsible operators in our city.

Sincerely,

A handwritten signature in black ink, appearing to read 'Himmat'.

Himmat Chauhan, CHA

Certified Hotel Administrator.

6/12/2025

Rockwall Inn & Suites

996 E I-30, Rockwall, TX 75087 P: (972) 722-3265 Reservations: 1 (800) 780-7234 bestwestern.com

Wherever Life Takes You, Best Western Is There.®

Each BWHSM Hotels property is independently owned and operated.



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]

- ☒ 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.
- ☒ 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.
- ☒ 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.
- ☒ 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*.
- ☒ 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 **3985 Horizon Road** Zoning
Subdivision **ROCKWALL LAKE ESTATE NO.1** Lot **609** Block **C**
General Location

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 **HomeStay Rentals, LP (Himmat Chauhan)** Phone **405-401-4626**
Mailing Address **996 E. Interstate 30** City **Rockwall** State **TX** Zip Code **75032**
Email **oklahomahotels@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 **Himmat Chauhan** 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 \$1,000,000.00.
- ☒ **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 ACCOMMODATION.** 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.

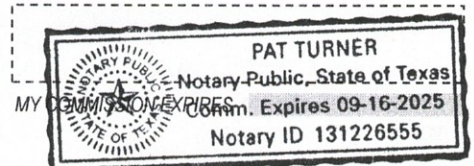
RESPONSIBLE PARTY'S CERTIFICATION

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 10 DAY OF JUNE, 2025

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



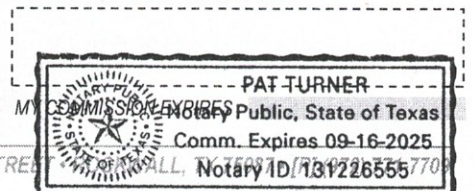
PROPERTY OWNER'S CERTIFICATION

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 10 DAY OF JUNE, 2025

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







3985

VPW-5963

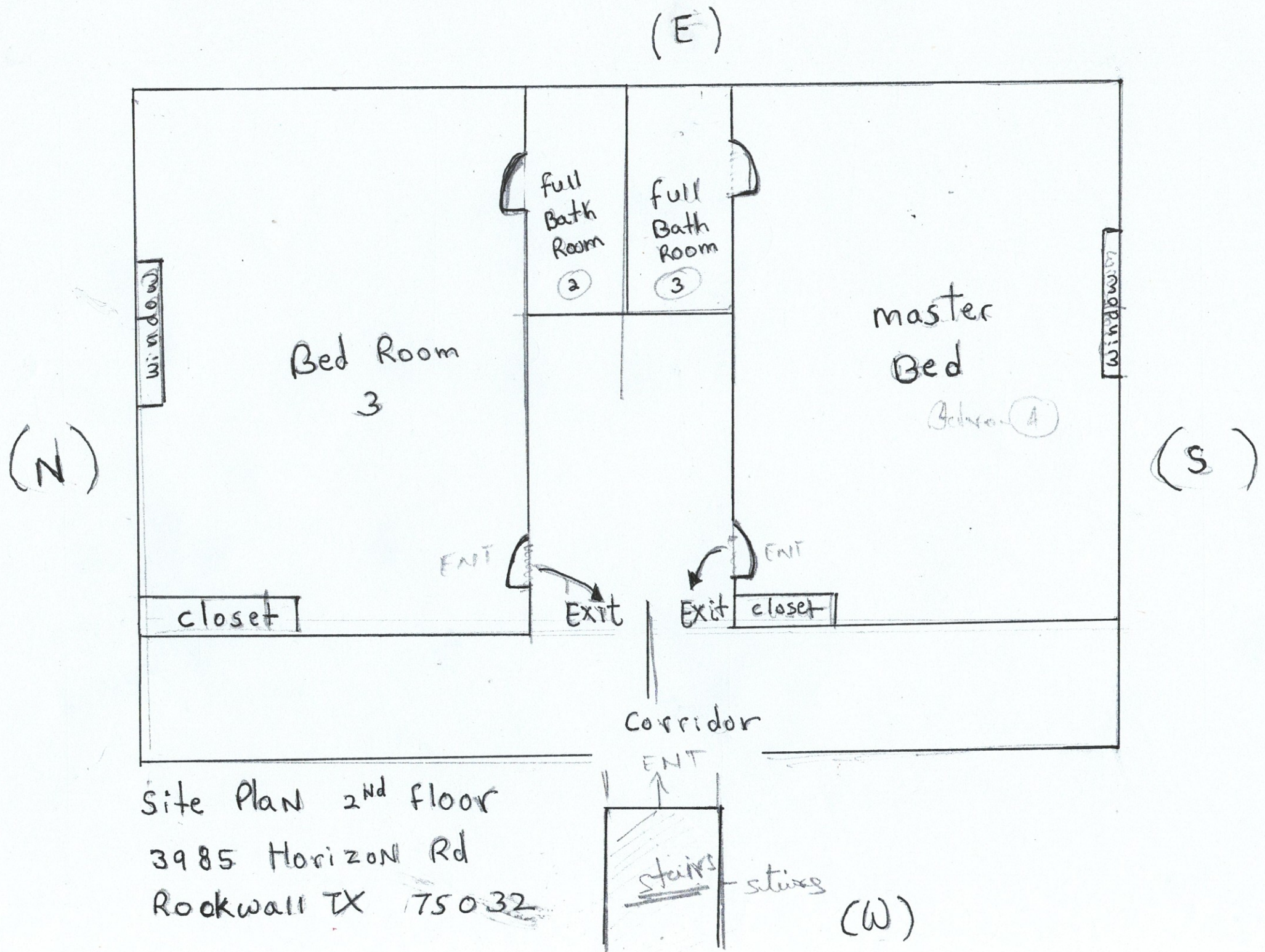
ODYSSEY

EX-L









Back yard

Back yard

E

Exit

Bed Room 1

Window

closet

Toilet
Bath
full Bath
①

Living Room

Dining 1

Kitchen

Corridor

Bed Room 2

closet

Window

Porch

stairs
2nd floor

Dining 2

2
Car Garage

main
Entrance

Yard

S

W

Yard

N

Site Plan 1st floor

3985 Horizon Rd

Rockwall TX 75032

PROJECT COMMENTS



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

DATE: 6/19/2025

PROJECT NUMBER: Z2025-034
PROJECT NAME: SUP for a Short-Term Rental
SITE ADDRESS/LOCATIONS: 3985 HORIZON RD

CASE CAPTION: Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of a Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 3985 Horizon Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	06/19/2025	Approved w/ Comments

06/19/2025: Z2025-034; Specific Use Permit (SUP) for a Short-Term Rental (STR) at 3985 Horizon Road
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) for a Non-Owner Occupied Short-Term on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, and addressed as 3985 Horizon Road.

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 (Z2025-034) 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 814.5-feet from one existing and permitted Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex).

M.7 Ordinances. Review the attached draft ordinance prior to the June 24, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by July 1, 2025.

I.8 Revisions. 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 July 1, 2025; 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 July 15, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 24, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on July 15, 2025.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

I.11 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved w/ Comments
06/18/2025: If approved, all required paperwork will need to be submitted to the Building Inspection Department.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

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 3985 Horizon Rd, Rockwall TX 75032

SUBDIVISION Rockwall Lake Estate No.1 LOT 609 BLOCK C

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE STR

ACREAGE 0.17

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 Himmat chauhan

☒ APPLICANT Homestay Rentals, LP

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS 996 E. I.30

ADDRESS 996 E. I.30

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP Rockwall TX 75087

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

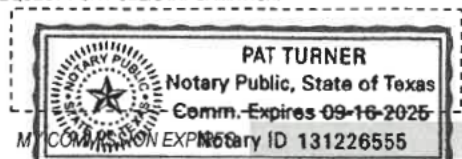
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

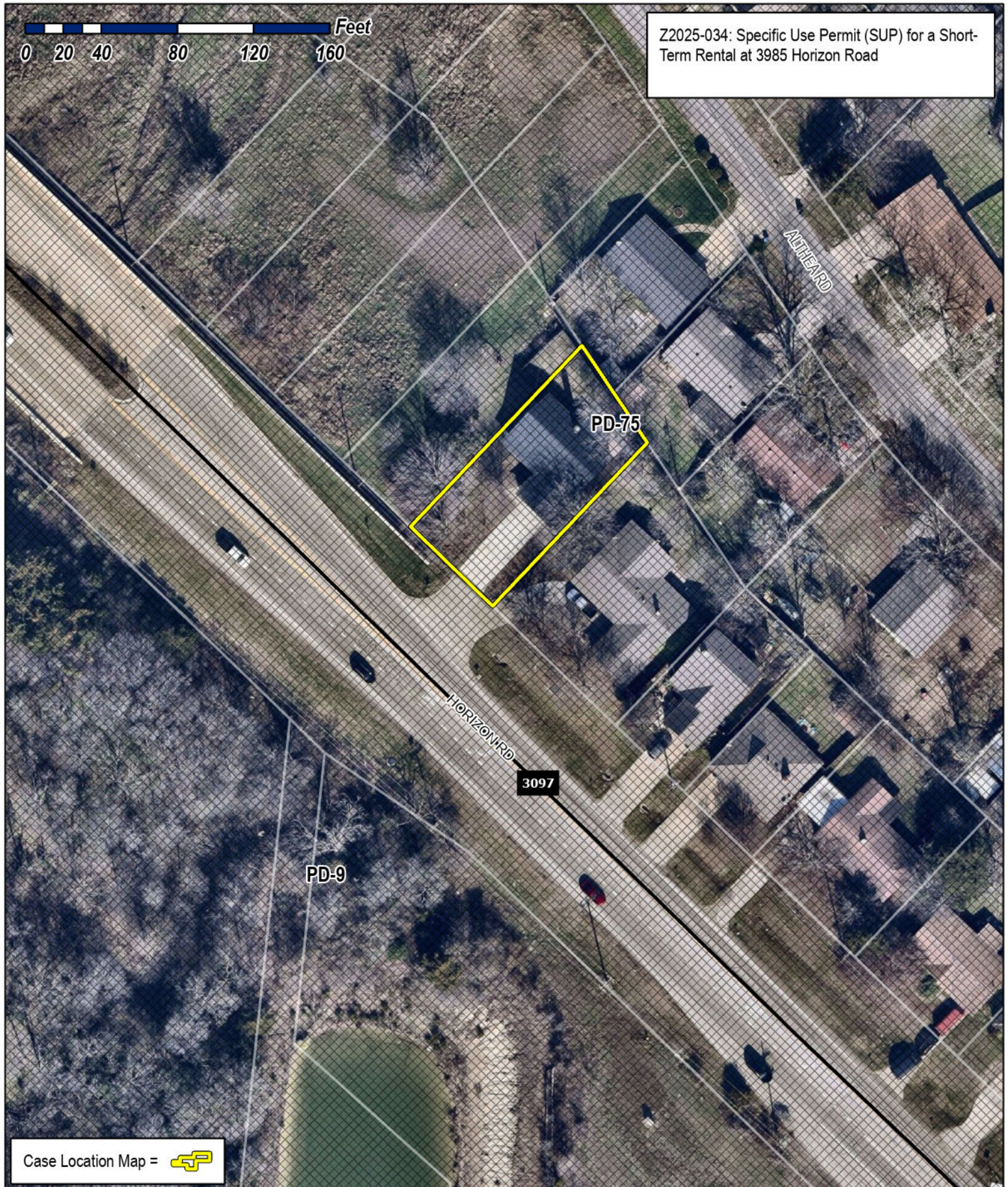
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 13 DAY OF June, 2025

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





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.

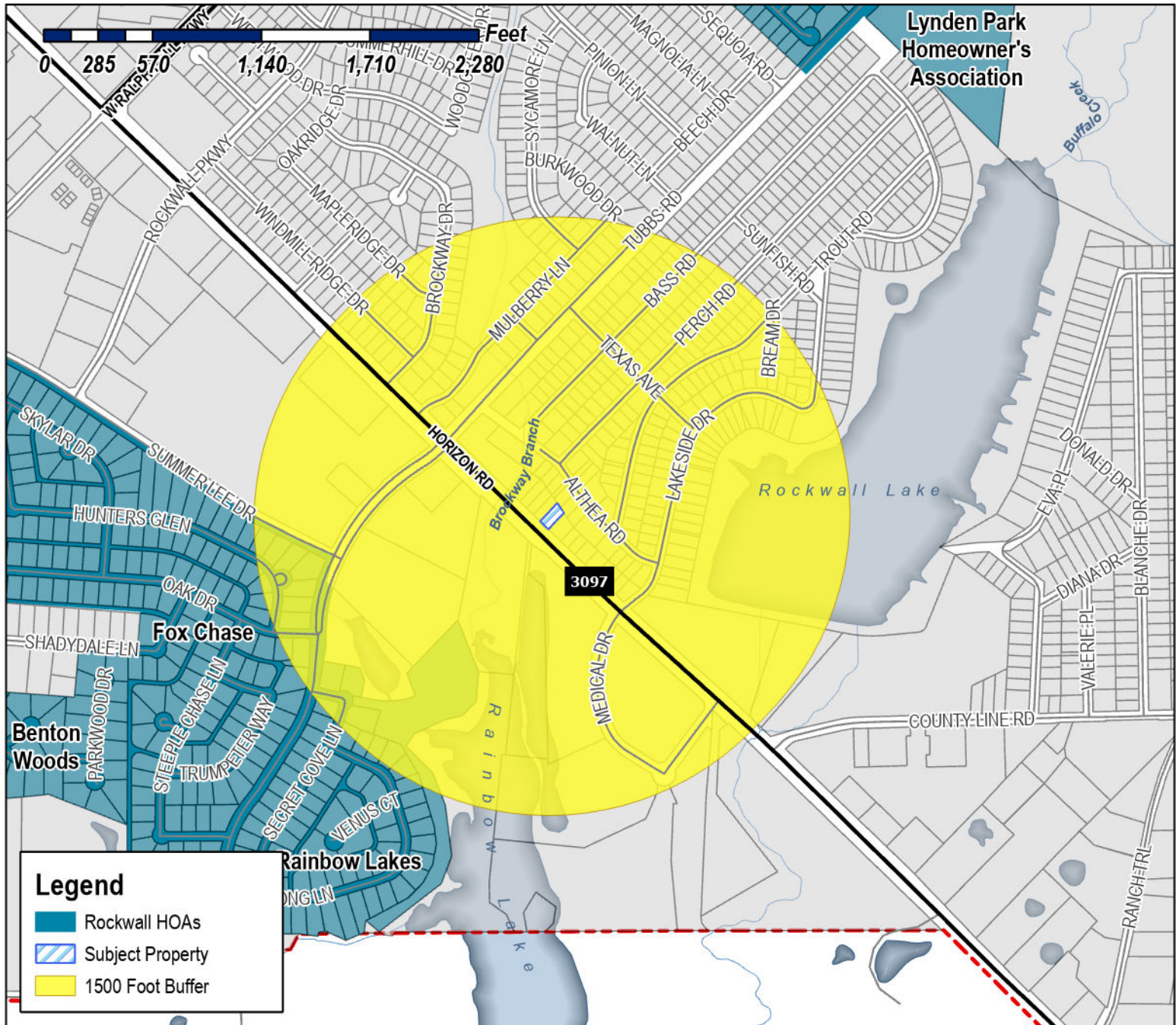




City of Rockwall

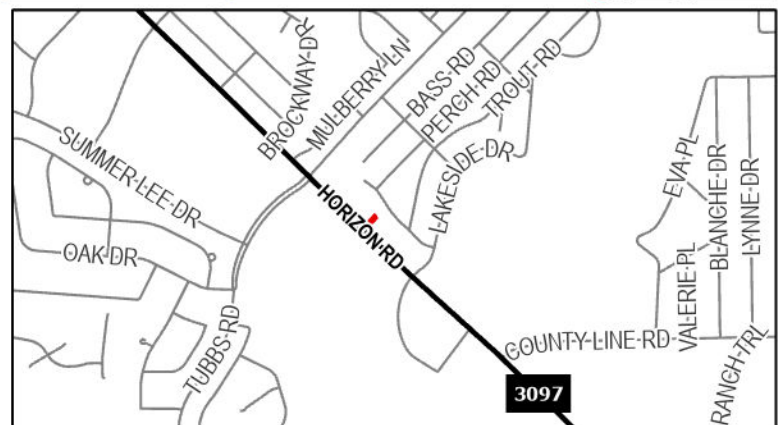
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2025-034
Case Name: Specific Use Permit (SUP) for a Short-Term Rental
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 3985 Horizon Road

Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745

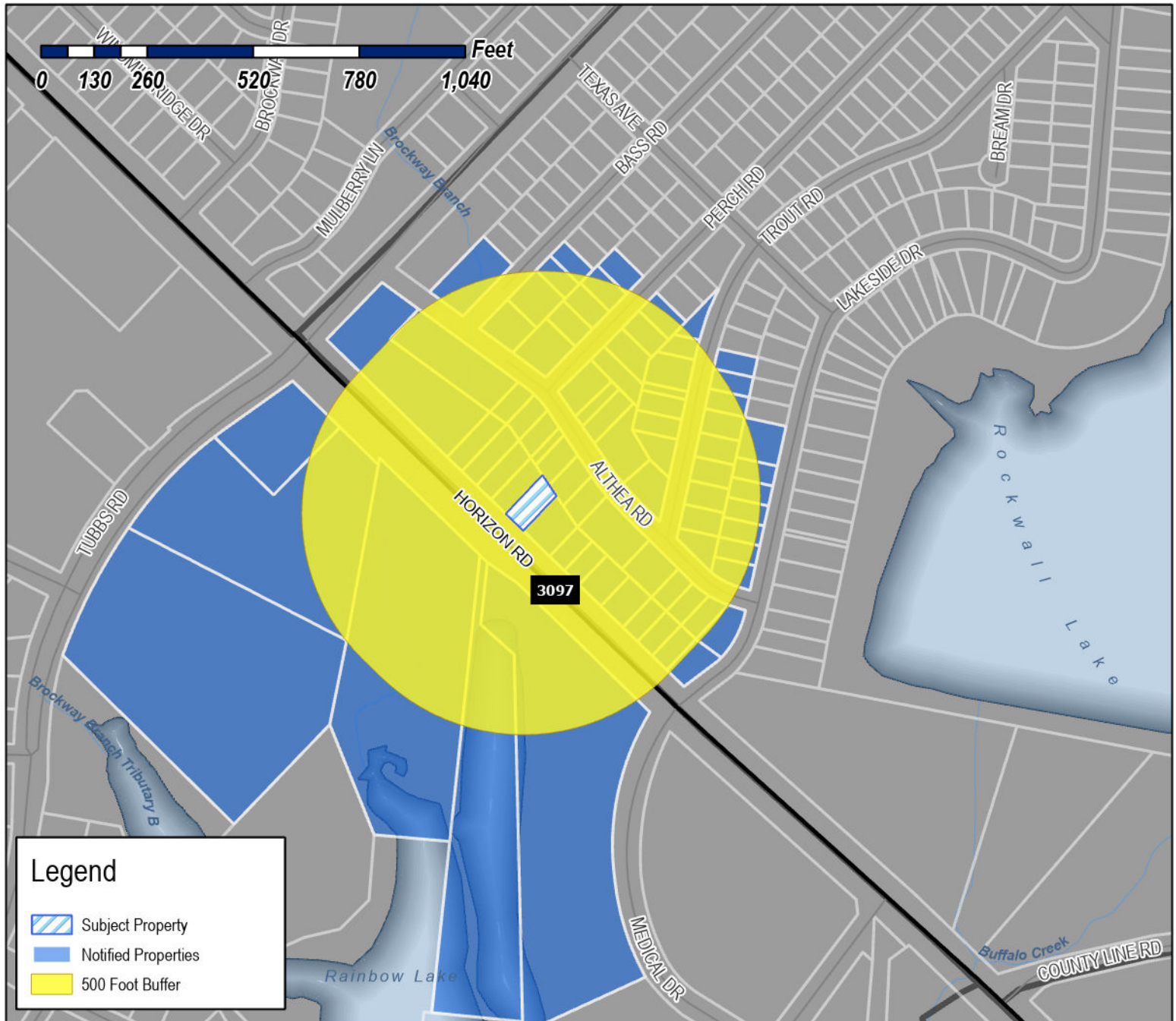




City of Rockwall

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

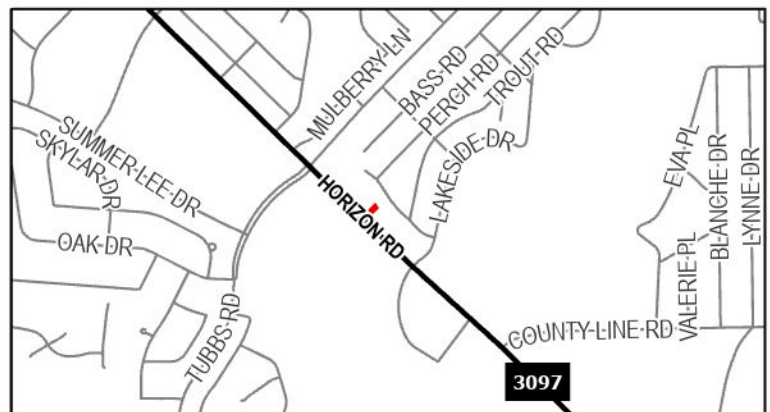
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For Questions on this Case Call: (972) 771-7745



RESIDENT
0
FM3097 0
ROCKWALL, TX 75087

RESIDENT
103 ALTHEA RD
ROCKWALL, TX 75087

SHARING SMILES LLC
108 CRYSTAL CT
RICHARDSON, TX 75081

HUCK AMBER L
111 TROUT ST
ROCKWALL, TX 75032

RESIDENT
116 BASS RD
ROCKWALL, TX 75087

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

SFR BORROWER 2021-2 LLC
120 S RIVERSIDE PLAZ SUITE 2000
CHICAGO, IL 60606

ZOMER JOHN DAVID
123 Trout St
Rockwall, TX 75032

TYRELL ROBERT & KATHY
127 BASS RD
ROCKWALL, TX 75032

HERNANDEZ SESAR M & MARTA P
127 PERCH RD
ROCKWALL, TX 75032

OJEDA ELIZABETH RODRIGUEZ
128 Althea Rd
Rockwall, TX 75032

RESIDENT
130 PERCH RD
ROCKWALL, TX 75087

SALAZAR JOSE & MARIA E
132 ALTHEA RD
ROCKWALL, TX 75032

WADE CHELSEA L
133 ALTHEA ROAD
ROCKWALL, TX 75032

PALMER CHRIS
135 TROUT ST
ROCKWALL, TX 75032

RESIDENT
0
140 TROUT RD 0
ROCKWALL, TX 75087

SANCHEZ NANCY C AND VIDAL SANCHEZ-CRUZ
141 BASS RD
ROCKWALL, TX 75032

TAYLOR MARGOE
141 PERCH RD
ROCKWALL, TX 75032

RESIDENT
142 PERCH RD
ROCKWALL, TX 75087

GUZMAN LUIS & YOLANDA
142 ALTHEA RD
ROCKWALL, TX 75032

VASQUEZ THOMAS J AND
0
147 TROUT ST
ROCKWALL, TX 75032

RESIDENT
151 BASS RD
ROCKWALL, TX 75087

CASTILLO ARTURO & VICTORIA
151 PERCH RD
ROCKWALL, TX 75032

RESIDENT
152 ALTHEA RD
ROCKWALL, TX 75087

PEREZ JOSE D & MARIA M
152 PERCH RD
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE A
154 TROUT ST
ROCKWALL, TX 75032

SFR JV-1 2019-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

BAUTISTA FRANCISCO GAMEZ AND MARIA DE
LOS ANGELES ELIAS-GAMEZ
163 PERCH ST
ROCKWALL, TX 75032

JARAMILLO VERONICA
163 TROUT ST
ROCKWALL, TX 75032

RESIDENT
164 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
166 TROUT RD
ROCKWALL, TX 75087

PEDRAZA FRANCISCO JAVIER AND
O
168 PERCH RD
ROCKWALL, TX 75032

BAMFO GEORGE A & DONNA
173 TROUT ST
ROCKWALL, TX 75032

RESIDENT
174 TROUT DR
ROCKWALL, TX 75087

ESPINOSA DAVID AND ERIN
174 LAKESIDE DR
ROCKWALL, TX 75032

MCCREARY LARRY &
O
176 ALTHEA RD
ROCKWALL, TX 75032

AGUILAR IVAN D
177 ALTHEA RD
ROCKWALL, TX 75032

ALCALA GUADALUPE R
180 TROUT
ROCKWALL, TX 75032

RESIDENT
182 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
185 TROUT RD
ROCKWALL, TX 75087

RESIDENT
188 ALTHEA RD
ROCKWALL, TX 75087

WHITE JOHN N AND
O
1929 S Lakeshore Dr
Rockwall, TX 75087

RESIDENT
193 TROUT RD
ROCKWALL, TX 75087

RAMIREZ EDDIE RAFAEL & CASSANDRA GAYLE
194 Lakeside Dr
Rockwall, TX 75032

GARCIA CITLALLI SARAHI GONZALEZ
194 Trout St
Rockwall, TX 75032

RESIDENT
O
199 ALTHEA RD O
ROCKWALL, TX 75087

RESIDENT
202 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
208 TROUT RD
ROCKWALL, TX 75087

CULEBRO EDGAR HAMED AND
O
208 Althea Rd
Rockwall, TX 75032

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

CAMACHO JOEL MEJIA AND
O
218 LAKESIDE DRIVE
ROCKWALL, TX 75032

RESIDENT
220 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
223 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
230 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
232 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
235 ALTHEA RD
ROCKWALL, TX 75087

MIGUELS RENOVATION & CONSTRUCTION LLC
2381 FIELDCREST DR
ROCKWALL, TX 75032

ARP 2014-1 BORROWER LLC
0
23975 Park Sorrento Ste 300
Calabasas, CA 91302

GAMEZ BRIGIDO & MARIA NATALIA
240 BASS RD
ROCKWALL, TX 75032

RESIDENT
242 ALTHEA RD
ROCKWALL, TX 75087

REED JENNIFER LATRICE
242 LAKESIDE DRIVE
ROCKWALL, TX 75032

TOVAR LUISIHNO
245 ALTHEA RD
ROCKWALL, TX 75032

SIDNEY S NOE REVOCABLE TRUST
0
2497 ASHBURY CIRCLE
CAPE CORAL, FL 33991

RESIDENT
252 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
264 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
265 ALTHEA RD
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3520 HORIZON
ROCKWALL, TX 75087

PARKER SLURPEE 2 LLC
3600 POTOMAC AVENUE
HIGHLAND PARK, TX 75205

RESIDENT
3615 FM3097
ROCKWALL, TX 75087

RESIDENT
3775 FM3097
ROCKWALL, TX 75087

RESIDENT
3835 FM3097
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL TEXAS
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3885 FM3097
ROCKWALL, TX 75087

RESIDENT
3935 FM3097
ROCKWALL, TX 75087

RESIDENT
3985 FM3097
ROCKWALL, TX 75087

RESIDENT
4065 FM3097
ROCKWALL, TX 75087

CASTILLO SILVIA
4125 FM 3097
ROCKWALL, TX 75032

RESIDENT
4175 FM3097
ROCKWALL, TX 75087

RESIDENT
4215 FM3097
ROCKWALL, TX 75087

RESIDENT
4275 FM3097
ROCKWALL, TX 75087

RESIDENT
0
4325 FM3097 0
ROCKWALL, TX 75087

RESIDENT
4375 FM3097
ROCKWALL, TX 75087

RESIDENT
4425 FM3097
ROCKWALL, TX 75087

RESIDENT
4475 TUBBS RD
ROCKWALL, TX 75087

RESIDENT
4485 HORIZON RD
ROCKWALL, TX 75087

GAGNON STEVEN C ETUX SUZANNE
459 WINDING RIDGE LN
ROCKWALL, TX 75032

VANDERGRIFT IRA E & MARY L
4975 HORIZON RD
ROCKWALL, TX 75032

BAF 3 LLC
5001 Plaza on the Lk Ste 200
Austin, TX 78746

CORNELIUS FAMILY TRUST
O
501 SCENIC PL
HEATH, TX 75032

LOPEZ RICARDO C
519 E Interstate 30 PMB 306
Rockwall, TX 75087

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

BALDERAS VICTORIO AND
O
602 LAWRENCE
HEATH, TX 75032

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

GOYAL SANJAY K
8008 STRECKER LN
PLANO, TX 75025

NUNEZ LUZ ISELA
8655 Brookhollow Blvd Apt 8102
Frisco, TX 75034

SALDANA FLOR
8820 COUNTY RD 136
TERRELL, TX 75161

KLEIN ELIZABETH C
M/R

RESIDENT
O
N/A O
ROCKWALL, TX 75087

GIST JESSE JR AND
O
PO BOX 1381
ROCKWALL, TX 75087

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

JWS LAND LTD
PO Box 6621
McKinney, TX 75071

MURPHY ROAD LTD
O
PO Box 6621
McKinney, TX 75071

WHITECAP VENTURES LLC & WELCOME DFW
HOMES FUNDING LLC
PO BOX 7640
FORT WORTH, TX 76111

GRUBBS DAVID G
PO BOX 852
ROCKWALL, TX 75087

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:

Z2025-034: Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental

Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of a Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 3985 Horizon Road, 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, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 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, July 21, 2025 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



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. Z2025-034: Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental

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](#)



HomeStay Rentals, LP

(Stay with Confidence) Rockwall or Rowlett

Tel: 469-465-8444 or 405-401-4626 Email: oklahomahotels@gmail.com

June 12-2025

To Mr. Ryan Miller

Planning & Zoning Director

City of Rockwall, TX

Short Term Rental Permit Application

Ref: 3985 Horizon Road, Rockwall, TX 75032. Previous address 4973 Horizon Road.

Dear Mr. Miller,

I hope this message finds you well. I am writing to express my continued enthusiasm for investing in the City of Rockwall and to respectfully request reconsideration or guidance regarding my recent short-term rental (STR) permit application for my newly purchased property—a two-story, single-family home featuring 4 bedrooms, 3 full bathrooms, and a 2-car garage.

One of the key reasons I chose this property was its location in a neighborhood with no HOA restrictions, making it ideal for STR. My vision for the home is to offer a high-quality, well-managed, and professionally operated rental experience that aligns with the standards and expectations of the community.

Although I was surprised to learn that my application was denied due to the 1,000-foot buffer rule, I remain optimistic and committed to working with the city to find a positive path forward.

I bring to this venture more than two decades of experience in the hospitality industry. For the past 24 years, I have owned and operated multiple franchised hotels, including the **Best Western Plus Rockwall Inn & Suites**, which I've successfully managed since 2010. As a long-time Rockwall resident living in Lake Side Village for the last 14 years, I am proud of my roots in the community and my commitment to operating respectfully and professionally.

Rockwall Inn & Suites

996 E I-30, Rockwall, TX 75087 P: (972) 722-3265 Reservations: 1 (800) 780-7234 bestwestern.com

Wherever Life Takes You, Best Western Is There.®

Each BWHSM Hotels property is independently owned and operated.



HomeStay Rentals, LP

My experience with short-term rentals includes two additional properties:

- A former property in Rockwall at **786 Sunflower Trail**, which I operated as a short-term rental from 2021 to 2023—without a single complaint.
- An ongoing STR in Rowlett at **5505 Edgewater Circle**, successfully managed for five years with a perfect record of neighbor satisfaction.

The positive track record I've maintained is the result of consistent, responsible practices:

- A **minimum 5-night stay** policy, discouraging weekend party rentals.
- A thorough **guest screening process**, including ID checks and signed house rules.
- **In-person greetings** for every guest, ensuring a welcoming and accountable presence.
- High standards for **cleanliness and décor**, which support our promise: *"Stay with Confidence."*
- *I am paying my City Occupancy Tax for last 15 years in "Timely manners".*

Since closing on this home, I've already begun making significant investments in furnishing and improving the property, with the goal of offering another outstanding guest experience.

While I understand and respect the city's regulations, I kindly ask that you consider the unique qualifications, proven history, and local investment I bring to this endeavor. I remain committed to upholding all city guidelines and am eager to work collaboratively to explore any options that may allow this property to be approved for STR use.

Thank you for your time, consideration, and ongoing support of responsible operators in our city.

Sincerely,

A handwritten signature in black ink, appearing to read 'Himmat'.

Himmat Chauhan, CHA

Certified Hotel Administrator.

6/12/2025

Rockwall Inn & Suites

996 E I-30, Rockwall, TX 75087 P: (972) 722-3265 Reservations: 1 (800) 780-7234 bestwestern.com

Wherever Life Takes You, Best Western Is There.®

Each BWHSM Hotels property is independently owned and operated.



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]

- ☒ 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.
- ☒ 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.
- ☒ 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.
- ☒ 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*.
- ☒ 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 **3985 Horizon Road** Zoning
Subdivision **ROCKWALL LAKE ESTATE NO.1** Lot **609** Block **C**
General Location

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 **HomeStay Rentals, LP (Himmat Chauhan)** Phone **405-401-4626**
Mailing Address **996 E. Interstate 30** City **Rockwall** State **TX** Zip Code **75032**
Email **oklahomahotels@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 **Himmat Chauhan** 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 \$1,000,000.00.
- ☒ **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.

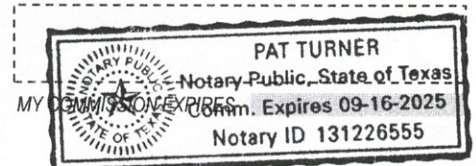
RESPONSIBLE PARTY'S CERTIFICATION

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 10 DAY OF JUNE, 2025

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



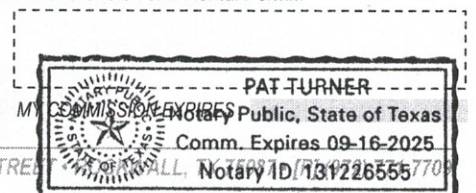
PROPERTY OWNER'S CERTIFICATION

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*.

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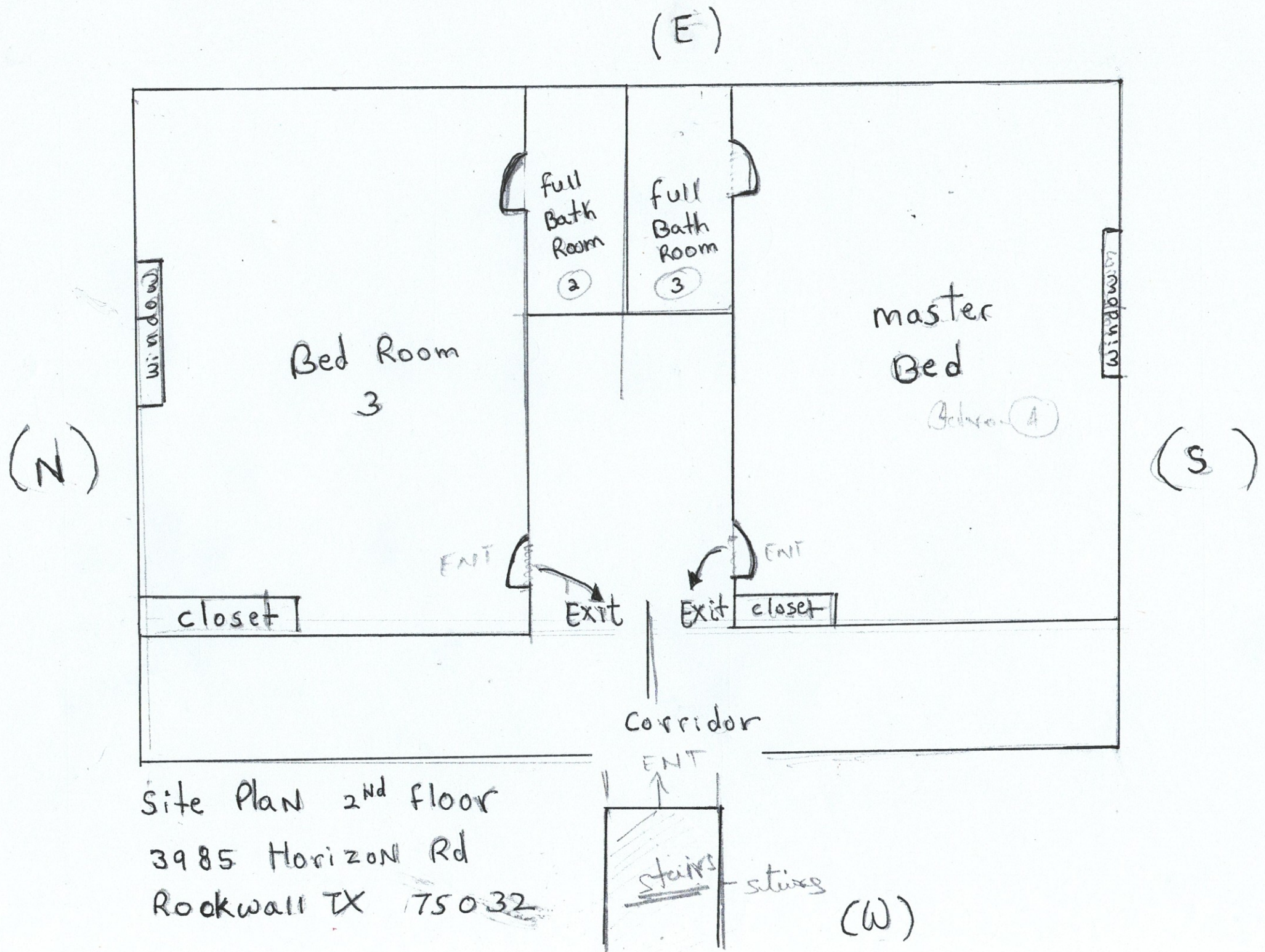












Back yard

Back yard

E

Exit

Bed Room 1

Window

closet

Toilet
Bath
full Bath
①

Living Room

Dining 1

Corridor

Kitchen

Dining 2

Bed Room 2

closet

Window

stairs
2nd floor

Porch

2
Car Garage

main
Entrance

Site Plan 1st floor

3985 Horizon Rd

Rockwall TX 75032

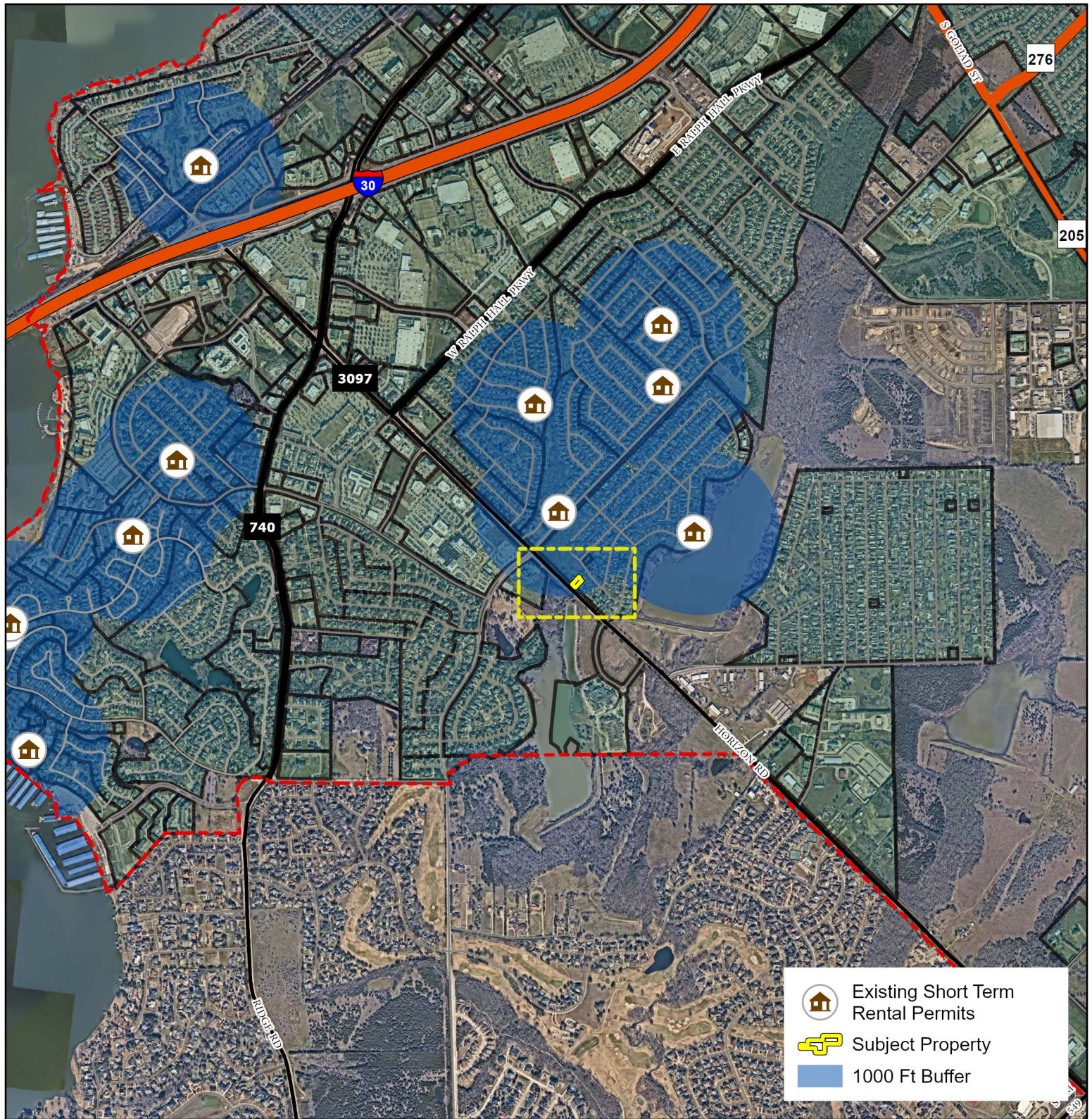
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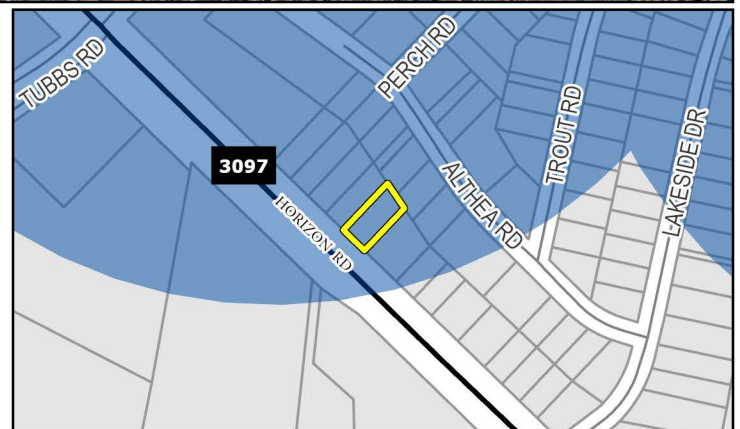
S

W



Case Number: Z2025-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 3985 Horizon Rd

Date Saved: 6/20/2025
 For Questions on this Case Call (972) 771-7745



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) 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 0.2250-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 609, AND ALL OF 610, ROCKWALL LAKE ESTATES #1 ADDITION, 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 Himmat Chauhan of Homestay Rentals, LP for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre parcel of land identified as a portion of Lot 609 and all of 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) [Ordinance No. 16-01], addressed as 3985 Horizon Road, 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 Planned Development District 75 (PD-75) [Ordinance No. 16-01] and the Unified Development Code (UDC) [Ordinance No. 20-02] 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 Planned Development District 75 (PD-75) [Ordinance No. 16-01] and 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 Planned Development District 75 (PD-75) [Ordinance No. 16-01]; Subsection 02.03, *Conditional*

Land Use Standards, of Article 04, *Permissible Uses*, and Subsection 03.01, *General Residential Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02]; 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 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 4th DAY OF AUGUST, 2025.**

ATTEST:

Tim McCallum, *Mayor*

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 21, 2025

2nd Reading: August 4, 2025

Exhibit 'A'
Legal Description

Address: 3985 Horizon Road

Legal Description: A portion of Lot 609 and all of Lot 610, Rockwall Lake Estates Addition #1

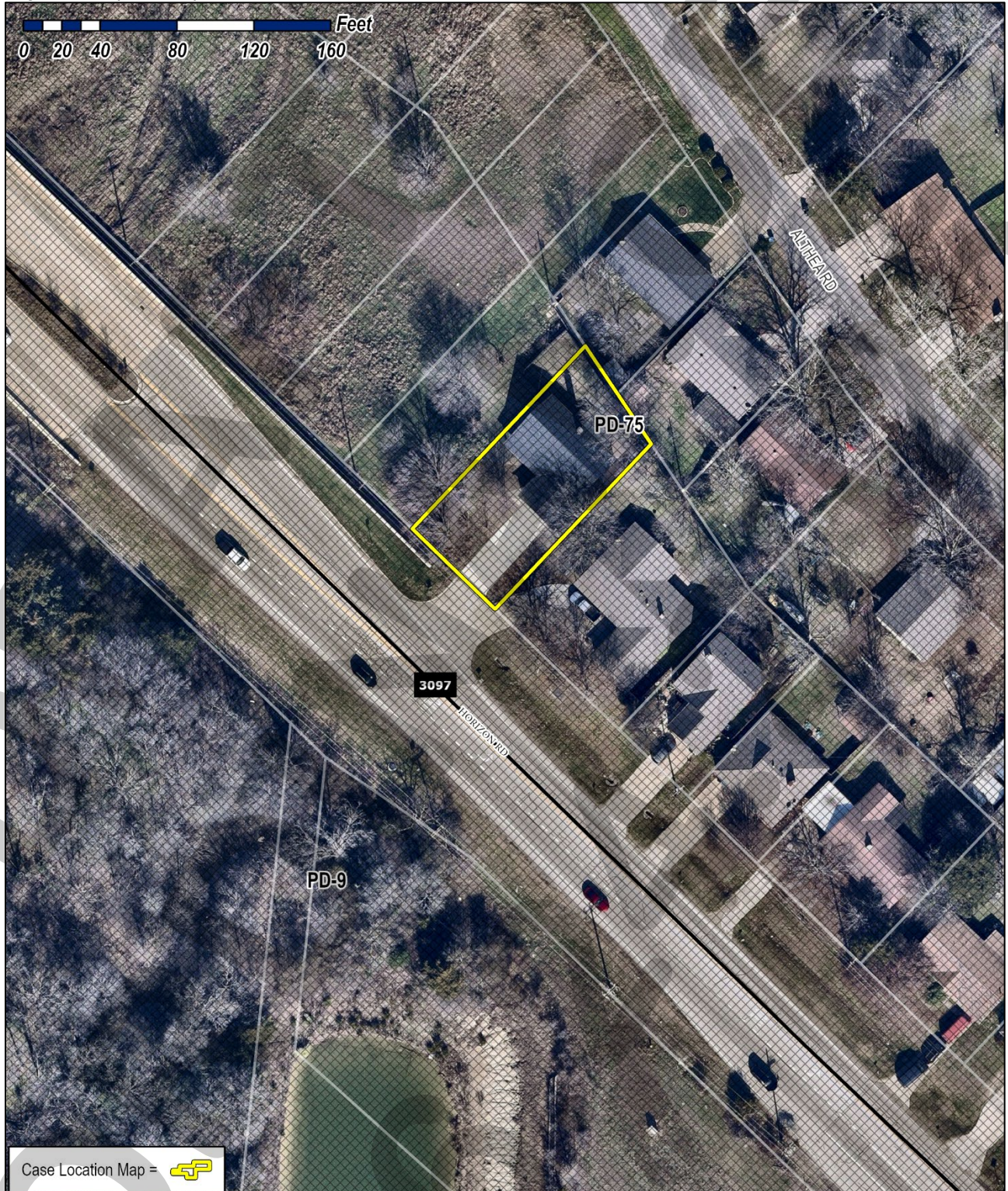


Exhibit 'B'

Short Term Rental 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.



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

ACKNOWLEDGEMENTS BY PROPERTY OWNER (PLEASE INITIAL BY EACH STATEMENT)

- ☒ 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.
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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: 3985 Horizon Road
Subdivision: ROCKWALL LAKE ESTATE NO.1
General Location: Zoning: 609 Lot: Block: C

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.
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PROPERTY OWNER INFORMATION (PLEASE PRINT)

Name: HomeStay Rentals, LP (Himmat Chauhan)
Mailing Address: 996 E. Interstate 30
Email: oklahomahotels@gmail.com
City: Rockwall State: TX Zip Code: 75032

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: Himmat Chauhan
Mailing Address: City: State: Zip Code:
Email:

SHORT-TERM RENTAL APPLICATION AND REGISTRATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • (972) 771-7709

REQUIREMENTS CHECKLIST

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

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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 10th DAY OF June 2025

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PROPERTY OWNER'S CERTIFICATION

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SHORT-TERM RENTAL APPLICATION AND REGISTRATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET

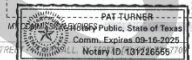
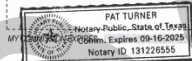


Exhibit 'C':
Short-Term Rental Photographs





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: July 15, 2025

APPLICANT: Himmat Chauhan; *Homestay Rentals, LP*

CASE NUMBER: Z2025-034: *Specific Use Permit (SUP) for a Short-Term Rental at 3985 Horizon Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of a Specific Use Permit (SUP) for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 3985 Horizon Road, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 610 with the Rockwall Lake Properties Development No. 1 Addition, which was filed with Rockwall County on June 15, 1956. According to the Rockwall County Appraisal District (RCAD), the subject property has a 1,876 SF single-family home situated on it that was built in 1982. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance.

PURPOSE

The applicant -- *Himmat Chauhan of Homestay Rentals, LP* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of allowing a *Non-Owner-Occupied Short-Term Rental* on the subject property, which is located within 1,000-feet of one (1) existing *Non-Owner-Occupied Short-Term Rental*.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 3985 Horizon Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) residential lots [*i.e. 3935, 3885, 3835, and 3775 Horizon Road*] that are vacant and zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. Beyond this is a 2.5184-acre parcel of land (*i.e. Lot 17, Block C, Rockwall Lake Estates Addition*) that is zoned Planned Development District 75 (PD-75) and is designated for *Open Space and Drainage*. Beyond that is Tubbs Road, which is classified 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.

East: Directly east of the subject property is a 0.1380-acre tract of land (*i.e. Part of Lots 637 & 638, Block C, Rockwall Lake Estates Addition #1*), zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, and developed with a 1,480 SF single-family home. Beyond this is Althea Road, which is classified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is a 0.3160-acre parcel of land (*i.e. Lots 668, 669,*

& 670, Block C, Rockwall Lake Estates Addition #1), zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, and developed with a 2,078 SF single-family home.

South: Directly south of the subject property is Horizon Road, which is classified as an A4D (*i.e. arterial, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 5.31-acre vacant tract of land owned by the City of Rockwall that is zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

West: Directly west of the subject property is a 0.1492-acre vacant parcel of land (*i.e. Lot 13, Block C, Rockwall Lake Estates #1 Addition*) that is zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. Beyond this is Horizon Road, which is classified as an A4D (*i.e. arterial, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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 April 1, 2024 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 Code (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*.
- (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 submitted a request for a *Non-Owner-Occupied Short-Term Rental (STR)* at 3985 Horizon Road, and at the time of application it was determined that there was already one (1) permitted *Non-Owner-Occupied Short-Term Rental* within 1,000-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.

STAFF'S ANALYSIS

When evaluating a *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental*, the Planning and Zoning Commission and City Council are asked to assess the size, location, and impact of both the proposed and existing *Short-Term Rentals* on nearby residential properties and their occupants. The proposed *Short-Term Rental* is located 814.5-feet from an existing, permitted *Non-Owner-Occupied Short-Term Rental* (i.e. 144 Mulberry Lane) [Permit No. STR2024-6131] that accommodates up to six (6) guests with three (3) bedrooms and two (2) bathrooms. This *Non-Owner-Occupied Short-Term Rental (STR)* was in existence before the *Short-Term Rental (STR)* ordinance was adopted on April 1, 2024 and when the *Short-Term Rental (STR)* permit was issued, there were no other permitted *Non-Owner-Occupied Short-Term Rentals* within 1,000 feet. The proposed *Short-Term Rental* is an 1,876 SF single-family home that has four (4) bedrooms and three (3)



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

bathrooms. Staff should note that, as opposed to other *Non-Owner Occupied Short-Term Rentals* that have been denied in the past by the City Council, the applicant's property is [1] not interior to an established subdivision, [2] is situated on a major roadway adjacent to vacant lots that are currently situated within the floodplain, and [3] is not within the same subdivision as the existing *Non-Owner Occupied Short-Term Rental* (i.e. *the subject property is located within the Lake Rockwall Estates Subdivision and the property within 1,000-feet is located within the Windmill Ridge Estates Subdivision*). Based on this, the applicant's request may warrant additional consideration.

In this case, the City Council -- *pending a recommendation from the Planning and Zoning Commission* -- must consider if the request for the *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental (STR)* would constitute a proliferation of the land use within this subdivision. With all that being said, a *Specific Use Permit (SUP)* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 18, 2025, staff mailed 113 notices to property owners and occupants within 500-feet of the subject property. 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 has not received any notices in favor or 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; and,
 - (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].
- (3) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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 3985 Horizon Rd, Rockwall TX 75032

SUBDIVISION Rockwall Lake Estate No.1 LOT 609 BLOCK C

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE STR

ACREAGE 0.17

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 Himmat chauhan

☒ APPLICANT Homestay Rentals, LP

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS 996 E. I.30

ADDRESS 996 E. I.30

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP Rockwall TX 75087

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

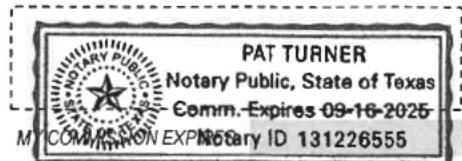
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

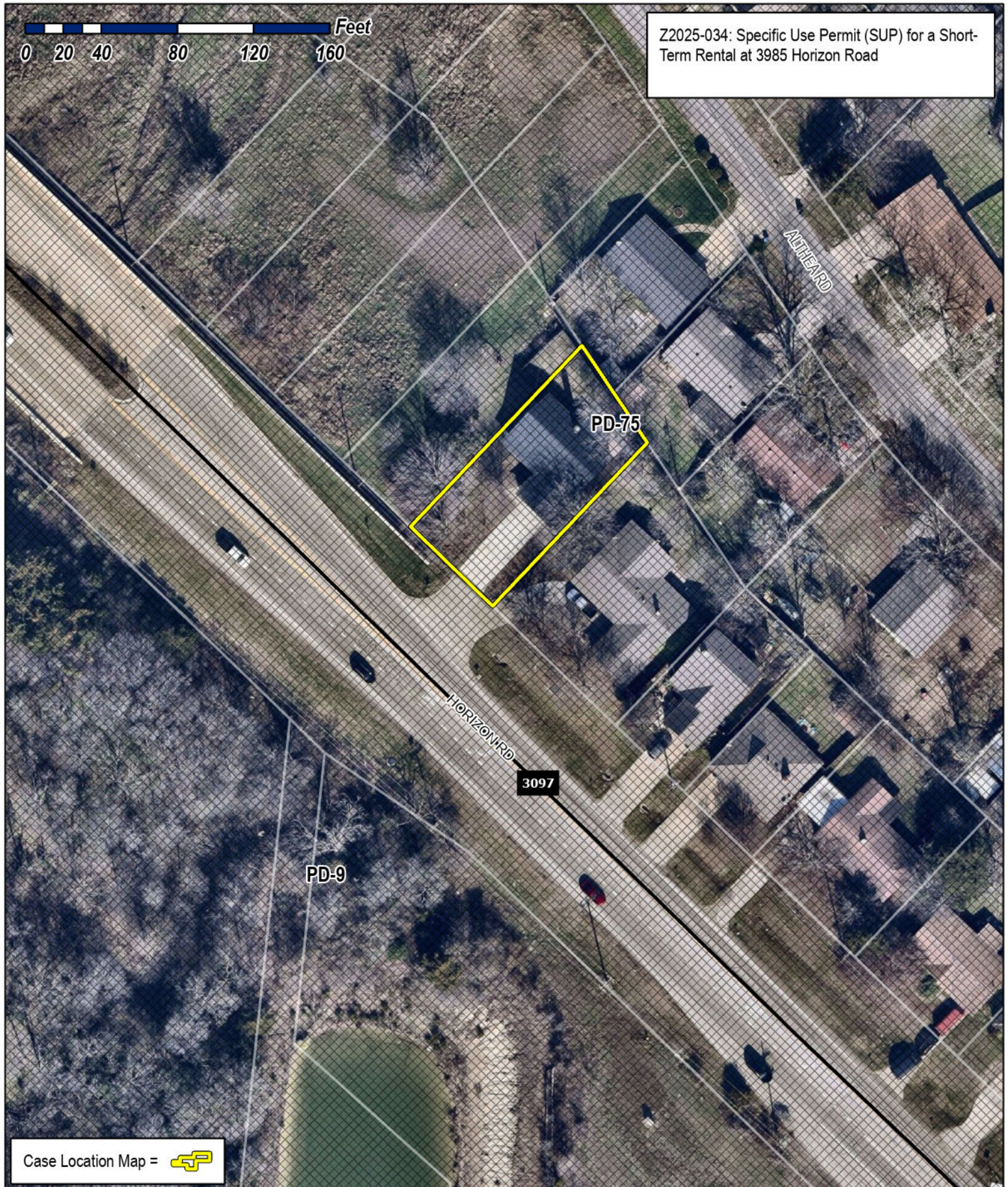
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 13 DAY OF June, 2025

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





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.

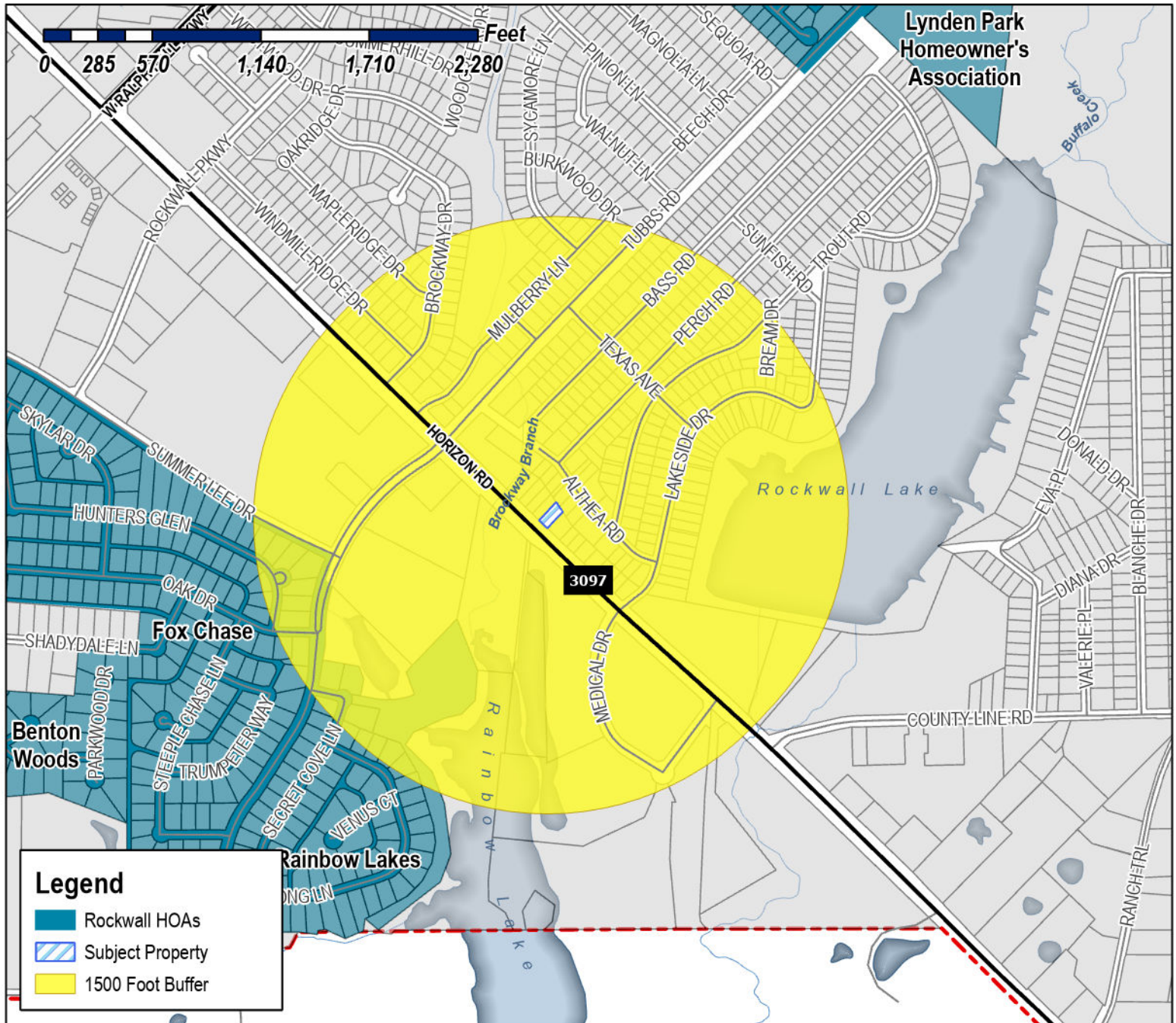




City of Rockwall

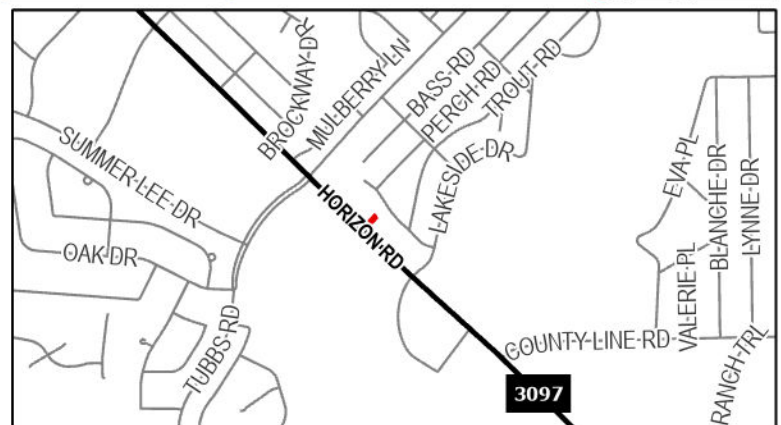
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Case Number: Z2025-034
Case Name: Specific Use Permit (SUP) for a Short-Term Rental
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 3985 Horizon Road

Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745

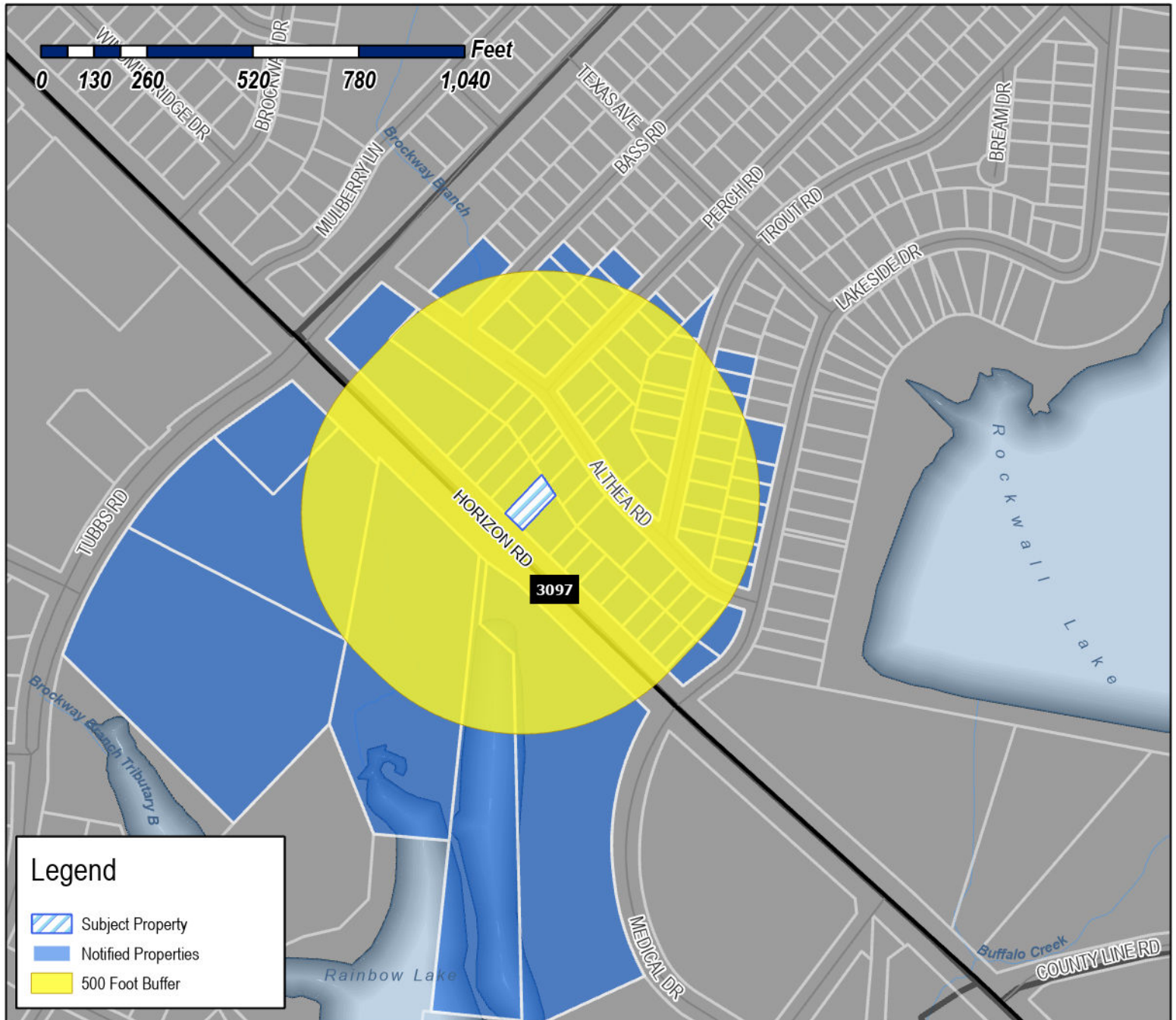




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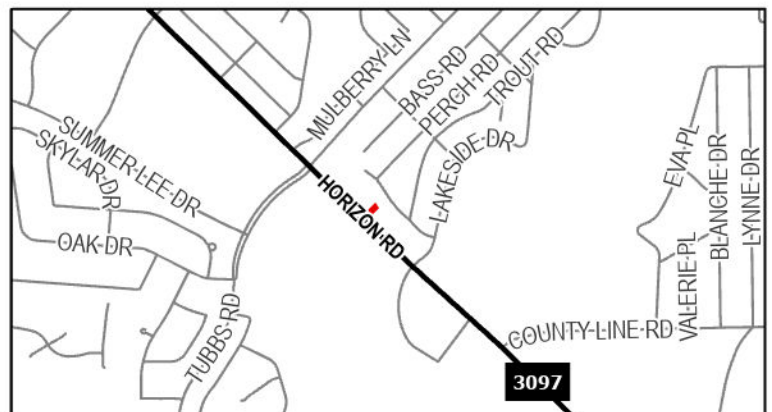
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For Questions on this Case Call: (972) 771-7745



RESIDENT
0
FM3097 0
ROCKWALL, TX 75087

RESIDENT
103 ALTHEA RD
ROCKWALL, TX 75087

SHARING SMILES LLC
108 CRYSTAL CT
RICHARDSON, TX 75081

HUCK AMBER L
111 TROUT ST
ROCKWALL, TX 75032

RESIDENT
116 BASS RD
ROCKWALL, TX 75087

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

SFR BORROWER 2021-2 LLC
120 S RIVERSIDE PLAZ SUITE 2000
CHICAGO, IL 60606

ZOMER JOHN DAVID
123 Trout St
Rockwall, TX 75032

TYRELL ROBERT & KATHY
127 BASS RD
ROCKWALL, TX 75032

HERNANDEZ SESAR M & MARTA P
127 PERCH RD
ROCKWALL, TX 75032

OJEDA ELIZABETH RODRIGUEZ
128 Althea Rd
Rockwall, TX 75032

RESIDENT
130 PERCH RD
ROCKWALL, TX 75087

SALAZAR JOSE & MARIA E
132 ALTHEA RD
ROCKWALL, TX 75032

WADE CHELSEA L
133 ALTHEA ROAD
ROCKWALL, TX 75032

PALMER CHRIS
135 TROUT ST
ROCKWALL, TX 75032

RESIDENT
0
140 TROUT RD 0
ROCKWALL, TX 75087

SANCHEZ NANCY C AND VIDAL SANCHEZ-CRUZ
141 BASS RD
ROCKWALL, TX 75032

TAYLOR MARGOE
141 PERCH RD
ROCKWALL, TX 75032

RESIDENT
142 PERCH RD
ROCKWALL, TX 75087

GUZMAN LUIS & YOLANDA
142 ALTHEA RD
ROCKWALL, TX 75032

VASQUEZ THOMAS J AND
0
147 TROUT ST
ROCKWALL, TX 75032

RESIDENT
151 BASS RD
ROCKWALL, TX 75087

CASTILLO ARTURO & VICTORIA
151 PERCH RD
ROCKWALL, TX 75032

RESIDENT
152 ALTHEA RD
ROCKWALL, TX 75087

PEREZ JOSE D & MARIA M
152 PERCH RD
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE A
154 TROUT ST
ROCKWALL, TX 75032

SFR JV-1 2019-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

BAUTISTA FRANCISCO GAMEZ AND MARIA DE
LOS ANGELES ELIAS-GAMEZ
163 PERCH ST
ROCKWALL, TX 75032

JARAMILLO VERONICA
163 TROUT ST
ROCKWALL, TX 75032

RESIDENT
164 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
166 TROUT RD
ROCKWALL, TX 75087

PEDRAZA FRANCISCO JAVIER AND
O
168 PERCH RD
ROCKWALL, TX 75032

BAMFO GEORGE A & DONNA
173 TROUT ST
ROCKWALL, TX 75032

RESIDENT
174 TROUT DR
ROCKWALL, TX 75087

ESPINOSA DAVID AND ERIN
174 LAKESIDE DR
ROCKWALL, TX 75032

MCCREARY LARRY &
O
176 ALTHEA RD
ROCKWALL, TX 75032

AGUILAR IVAN D
177 ALTHEA RD
ROCKWALL, TX 75032

ALCALA GUADALUPE R
180 TROUT
ROCKWALL, TX 75032

RESIDENT
182 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
185 TROUT RD
ROCKWALL, TX 75087

RESIDENT
188 ALTHEA RD
ROCKWALL, TX 75087

WHITE JOHN N AND
O
1929 S Lakeshore Dr
Rockwall, TX 75087

RESIDENT
193 TROUT RD
ROCKWALL, TX 75087

RAMIREZ EDDIE RAFAEL & CASSANDRA GAYLE
194 Lakeside Dr
Rockwall, TX 75032

GARCIA CITLALLI SARAHI GONZALEZ
194 Trout St
Rockwall, TX 75032

RESIDENT
O
199 ALTHEA RD O
ROCKWALL, TX 75087

RESIDENT
202 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
208 TROUT RD
ROCKWALL, TX 75087

CULEBRO EDGAR HAMED AND
O
208 Althea Rd
Rockwall, TX 75032

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

CAMACHO JOEL MEJIA AND
O
218 LAKESIDE DRIVE
ROCKWALL, TX 75032

RESIDENT
220 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
223 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
230 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
232 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
235 ALTHEA RD
ROCKWALL, TX 75087

MIGUELS RENOVATION & CONSTRUCTION LLC
2381 FIELDCREST DR
ROCKWALL, TX 75032

ARP 2014-1 BORROWER LLC
0
23975 Park Sorrento Ste 300
Calabasas, CA 91302

GAMEZ BRIGIDO & MARIA NATALIA
240 BASS RD
ROCKWALL, TX 75032

RESIDENT
242 ALTHEA RD
ROCKWALL, TX 75087

REED JENNIFER LATRICE
242 LAKESIDE DRIVE
ROCKWALL, TX 75032

TOVAR LUISIHNO
245 ALTHEA RD
ROCKWALL, TX 75032

SIDNEY S NOE REVOCABLE TRUST
0
2497 ASHBURY CIRCLE
CAPE CORAL, FL 33991

RESIDENT
252 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
264 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
265 ALTHEA RD
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3520 HORIZON
ROCKWALL, TX 75087

PARKER SLURPEE 2 LLC
3600 POTOMAC AVENUE
HIGHLAND PARK, TX 75205

RESIDENT
3615 FM3097
ROCKWALL, TX 75087

RESIDENT
3775 FM3097
ROCKWALL, TX 75087

RESIDENT
3835 FM3097
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL TEXAS
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3885 FM3097
ROCKWALL, TX 75087

RESIDENT
3935 FM3097
ROCKWALL, TX 75087

RESIDENT
3985 FM3097
ROCKWALL, TX 75087

RESIDENT
4065 FM3097
ROCKWALL, TX 75087

CASTILLO SILVIA
4125 FM 3097
ROCKWALL, TX 75032

RESIDENT
4175 FM3097
ROCKWALL, TX 75087

RESIDENT
4215 FM3097
ROCKWALL, TX 75087

RESIDENT
4275 FM3097
ROCKWALL, TX 75087

RESIDENT
0
4325 FM3097 0
ROCKWALL, TX 75087

RESIDENT
4375 FM3097
ROCKWALL, TX 75087

RESIDENT
4425 FM3097
ROCKWALL, TX 75087

RESIDENT
4475 TUBBS RD
ROCKWALL, TX 75087

RESIDENT
4485 HORIZON RD
ROCKWALL, TX 75087

GAGNON STEVEN C ETUX SUZANNE
459 WINDING RIDGE LN
ROCKWALL, TX 75032

VANDERGRIFT IRA E & MARY L
4975 HORIZON RD
ROCKWALL, TX 75032

BAF 3 LLC
5001 Plaza on the Lk Ste 200
Austin, TX 78746

CORNELIUS FAMILY TRUST
O
501 SCENIC PL
HEATH, TX 75032

LOPEZ RICARDO C
519 E Interstate 30 PMB 306
Rockwall, TX 75087

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

BALDERAS VICTORIO AND
O
602 LAWRENCE
HEATH, TX 75032

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

GOYAL SANJAY K
8008 STRECKER LN
PLANO, TX 75025

NUNEZ LUZ ISELA
8655 Brookhollow Blvd Apt 8102
Frisco, TX 75034

SALDANA FLOR
8820 COUNTY RD 136
TERRELL, TX 75161

KLEIN ELIZABETH C
M/R

RESIDENT
O
N/A O
ROCKWALL, TX 75087

GIST JESSE JR AND
O
PO BOX 1381
ROCKWALL, TX 75087

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

JWS LAND LTD
PO Box 6621
McKinney, TX 75071

MURPHY ROAD LTD
O
PO Box 6621
McKinney, TX 75071

WHITECAP VENTURES LLC & WELCOME DFW
HOMES FUNDING LLC
PO BOX 7640
FORT WORTH, TX 76111

GRUBBS DAVID G
PO BOX 852
ROCKWALL, TX 75087

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:

Z2025-034: Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental

Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of a Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 3985 Horizon Road, 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, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 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, July 21, 2025 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



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. Z2025-034: Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental

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



HomeStay Rentals, LP

(Stay with Confidence) Rockwall or Rowlett

Tel: 469-465-8444 or 405-401-4626 Email: oklahomahotels@gmail.com

June 12-2025

To Mr. Ryan Miller

Planning & Zoning Director

City of Rockwall, TX

Short Term Rental Permit Application

Ref: 3985 Horizon Road, Rockwall, TX 75032. Previous address 4973 Horizon Road.

Dear Mr. Miller,

I hope this message finds you well. I am writing to express my continued enthusiasm for investing in the City of Rockwall and to respectfully request reconsideration or guidance regarding my recent short-term rental (STR) permit application for my newly purchased property—a two-story, single-family home featuring 4 bedrooms, 3 full bathrooms, and a 2-car garage.

One of the key reasons I chose this property was its location in a neighborhood with no HOA restrictions, making it ideal for STR. My vision for the home is to offer a high-quality, well-managed, and professionally operated rental experience that aligns with the standards and expectations of the community.

Although I was surprised to learn that my application was denied due to the 1,000-foot buffer rule, I remain optimistic and committed to working with the city to find a positive path forward.

I bring to this venture more than two decades of experience in the hospitality industry. For the past 24 years, I have owned and operated multiple franchised hotels, including the **Best Western Plus Rockwall Inn & Suites**, which I've successfully managed since 2010. As a long-time Rockwall resident living in Lake Side Village for the last 14 years, I am proud of my roots in the community and my commitment to operating respectfully and professionally.

Rockwall Inn & Suites

996 E I-30, Rockwall, TX 75087 P: (972) 722-3265 Reservations: 1 (800) 780-7234 bestwestern.com

Wherever Life Takes You, Best Western Is There.®

Each BWHSM Hotels property is independently owned and operated.



HomeStay Rentals, LP

My experience with short-term rentals includes two additional properties:

- A former property in Rockwall at **786 Sunflower Trail**, which I operated as a short-term rental from 2021 to 2023—without a single complaint.
- An ongoing STR in Rowlett at **5505 Edgewater Circle**, successfully managed for five years with a perfect record of neighbor satisfaction.

The positive track record I've maintained is the result of consistent, responsible practices:

- A **minimum 5-night stay** policy, discouraging weekend party rentals.
- A thorough **guest screening process**, including ID checks and signed house rules.
- **In-person greetings** for every guest, ensuring a welcoming and accountable presence.
- High standards for **cleanliness and décor**, which support our promise: *"Stay with Confidence."*
- *I am paying my City Occupancy Tax for last 15 years in "Timely manners".*

Since closing on this home, I've already begun making significant investments in furnishing and improving the property, with the goal of offering another outstanding guest experience.

While I understand and respect the city's regulations, I kindly ask that you consider the unique qualifications, proven history, and local investment I bring to this endeavor. I remain committed to upholding all city guidelines and am eager to work collaboratively to explore any options that may allow this property to be approved for STR use.

Thank you for your time, consideration, and ongoing support of responsible operators in our city.

Sincerely,

A handwritten signature in black ink, appearing to read 'Himmat'.

Himmat Chauhan, CHA

Certified Hotel Administrator.

6/12/2025

Rockwall Inn & Suites

996 E I-30, Rockwall, TX 75087 P: (972) 722-3265 Reservations: 1 (800) 780-7234 bestwestern.com

Wherever Life Takes You, Best Western Is There.®

Each BWHSM Hotels property is independently owned and operated.



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]

- ☒ 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.
- ☒ 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.
- ☒ 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.
- ☒ 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*.
- ☒ 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	3985 Horizon Road	Zoning			
Subdivision	ROCKWALL LAKE ESTATE NO.1	Lot	609	Block	C
General Location					

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	HomeStay Rentals, LP (Himmat Chauhan)	Phone	405-401-4626				
Mailing Address	996 E. Interstate 30	City	Rockwall	State	TX	Zip Code	75032
Email	oklahomahotels@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	Himmat Chauhan	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 \$1,000,000.00.
- ☒ **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 ACCOMMODATION.** 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.

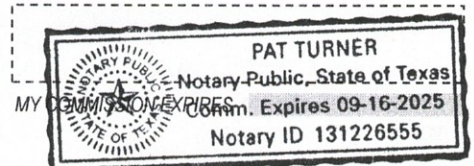
RESPONSIBLE PARTY'S CERTIFICATION

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 12 DAY OF JUNE, 2025

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



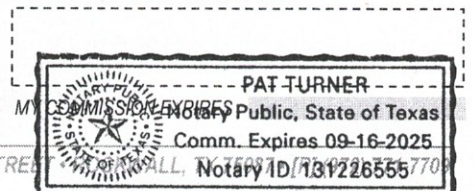
PROPERTY OWNER'S CERTIFICATION

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 10 DAY OF JUNE, 2025

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



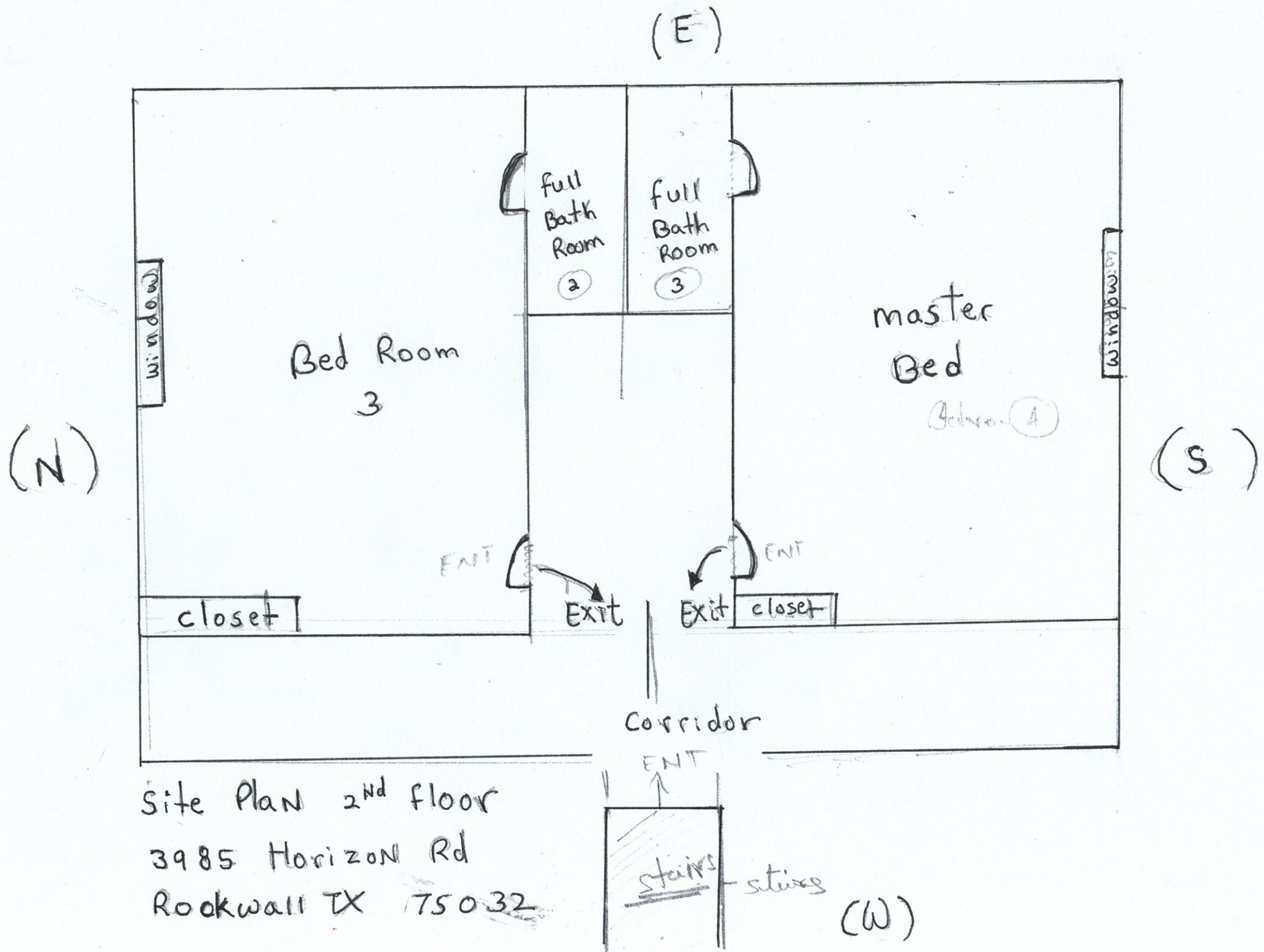












Back yard

Back yard

E

Exit

Bed Room 1

Window

closet

Toilet
Bath
full Bath
①

Living Room

Dining 1

Kitchen

Corridor

Bed Room 2

closet

Window

Porch

stairs
2nd floor

Dining 2

2
Car Garage

main
Entrance

Site Plan 1st floor

3985 Horizon Rd

Rockwall TX 75032

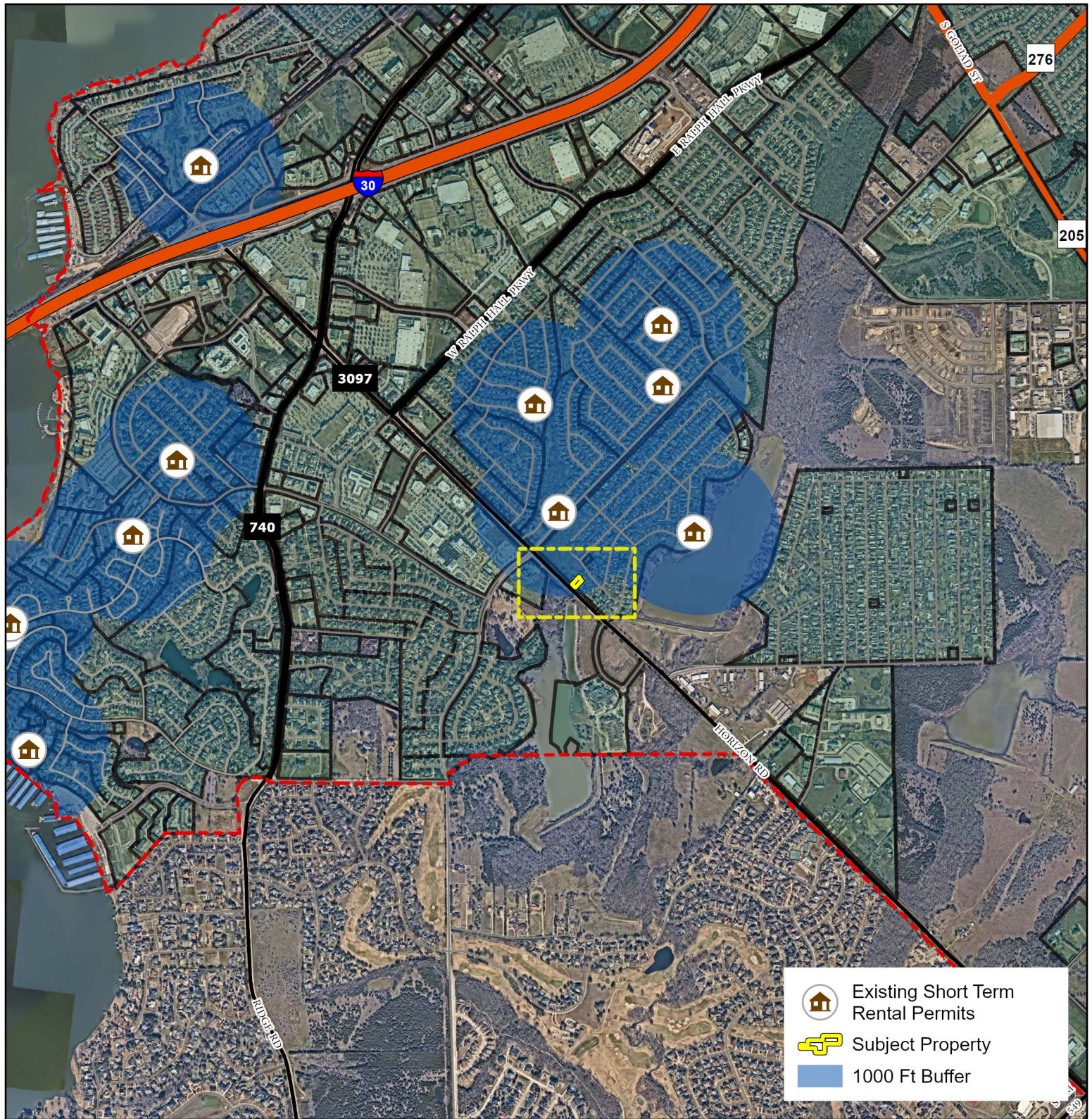
Yard

N

Yard

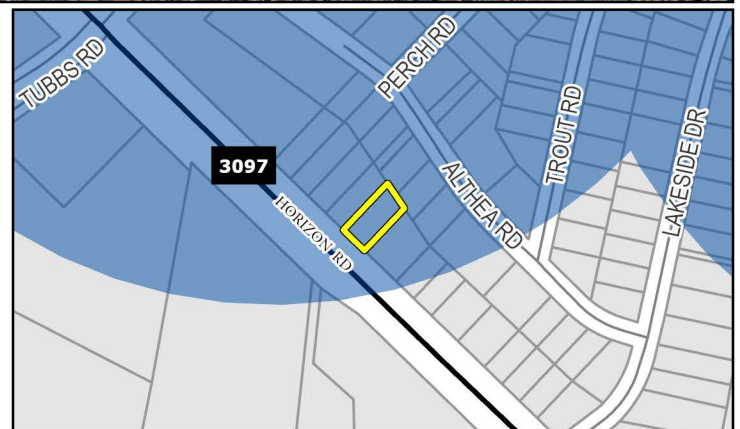
S

W



Case Number: Z2025-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 3985 Horizon Rd

Date Saved: 6/20/2025
 For Questions on this Case Call (972) 771-7745



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] 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 0.2250-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 609, AND ALL OF 610, ROCKWALL LAKE ESTATES #1 ADDITION, 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 Himmat Chauhan of Homestay Rentals. LP for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre parcel of land identified as a portion of Lot 609 and all of 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) [Ordinance No. 16-01], addressed as 3985 Horizon Road, 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 Planned Development District 75 (PD-75) [Ordinance No. 16-01] and the Unified Development Code (UDC) [Ordinance No. 20-02] 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 Planned Development District 75 (PD-75) [Ordinance No. 16-01] and 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

Planned Development District 75 (PD-75) [Ordinance No. 16-01]; Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 03.01, *General Residential Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02]; 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

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 4th DAY OF AUGUST, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 21, 2025

2nd Reading: August 4, 2025

Exhibit 'A'
Legal Description

Address: 3985 Horizon Road

Legal Description: A portion of Lot 609 and all of Lot 610, Rockwall Lake Estates Addition #1

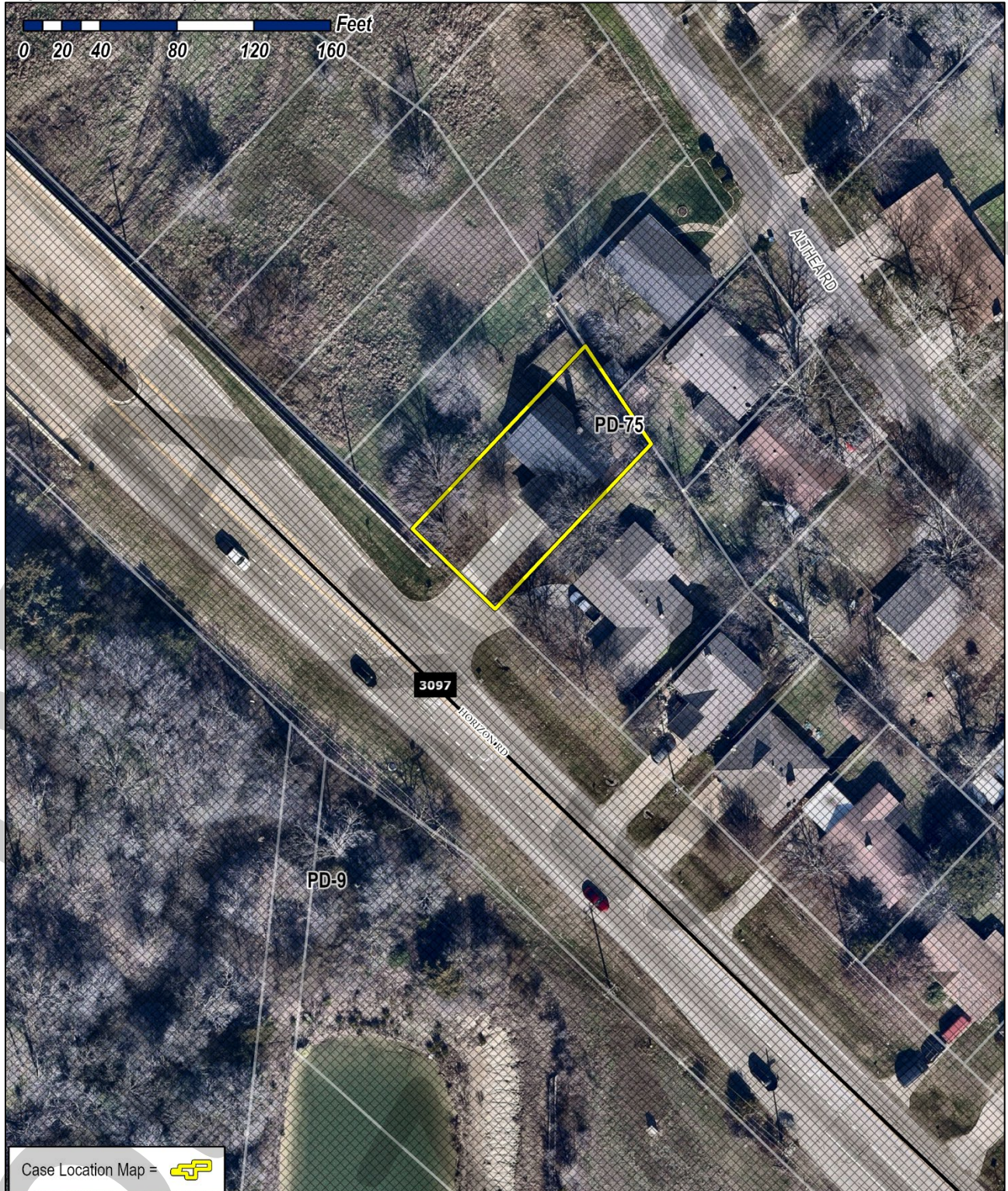


Exhibit 'B'
Short-Term Rental Photographs



Exhibit 'B'
Short-Term Rental Photographs



Exhibit 'B'
Short-Term Rental Photographs





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: July 21, 2025

APPLICANT: Himmat Chauhan; *Homestay Rentals, LP*

CASE NUMBER: Z2025-034: *Specific Use Permit (SUP) for a Short-Term Rental at 3985 Horizon Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of a Specific Use Permit (SUP) for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 3985 Horizon Road, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 610 with the Rockwall Lake Properties Development No. 1 Addition, which was filed with Rockwall County on June 15, 1956. According to the Rockwall County Appraisal District (RCAD), the subject property has a 1,876 SF single-family home situated on it that was built in 1982. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance.

PURPOSE

The applicant -- *Himmat Chauhan of Homestay Rentals, LP* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of allowing a *Non-Owner-Occupied Short-Term Rental* on the subject property, which is located within 1,000-feet of one (1) existing *Non-Owner-Occupied Short-Term Rental*.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 3985 Horizon Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) residential lots [*i.e. 3935, 3885, 3835, and 3775 Horizon Road*] that are vacant and zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. Beyond this is a 2.5184-acre parcel of land (*i.e. Lot 17, Block C, Rockwall Lake Estates Addition*) that is zoned Planned Development District 75 (PD-75) and is designated for *Open Space and Drainage*. Beyond that is Tubbs Road, which is classified 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.

East: Directly east of the subject property is a 0.1380-acre tract of land (*i.e. Part of Lots 637 & 638, Block C, Rockwall Lake Estates Addition #1*), zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, and developed with a 1,480 SF single-family home. Beyond this is Althea Road, which is classified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is a 0.3160-acre parcel of land (*i.e. Lots 668, 669,*

& 670, Block C, Rockwall Lake Estates Addition #1), zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, and developed with a 2,078 SF single-family home.

South: Directly south of the subject property is Horizon Road, which is classified as an A4D (*i.e. arterial, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 5.31-acre vacant tract of land owned by the City of Rockwall that is zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

West: Directly west of the subject property is a 0.1492-acre vacant parcel of land (*i.e. Lot 13, Block C, Rockwall Lake Estates #1 Addition*) that is zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. Beyond this is Horizon Road, which is classified as an A4D (*i.e. arterial, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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 April 1, 2024 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 Code (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*.
- (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 submitted a request for a *Non-Owner-Occupied Short-Term Rental (STR)* at 3985 Horizon Road, and at the time of application it was determined that there was already one (1) permitted *Non-Owner-Occupied Short-Term Rental* within 1,000-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.

STAFF'S ANALYSIS

When evaluating a *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental*, the Planning and Zoning Commission and City Council are asked to assess the size, location, and impact of both the proposed and existing *Short-Term Rentals* on nearby residential properties and their occupants. The proposed *Short-Term Rental* is located 814.5-feet from an existing, permitted *Non-Owner-Occupied Short-Term Rental* (i.e. 144 Mulberry Lane) [Permit No. STR2024-6131] that accommodates up to six (6) guests with three (3) bedrooms and two (2) bathrooms. This *Non-Owner-Occupied Short-Term Rental (STR)* was in existence before the *Short-Term Rental (STR)* ordinance was adopted on April 1, 2024 and when the *Short-Term Rental (STR)* permit was issued, there were no other permitted *Non-Owner-Occupied Short-Term Rentals* within 1,000 feet. The proposed *Short-Term Rental* is an 1,876 SF single-family home that has four (4) bedrooms and three (3)



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

bathrooms. Staff should note that, as opposed to other *Non-Owner Occupied Short-Term Rentals* that have been denied in the past by the City Council, the applicant's property is [1] not interior to an established subdivision, [2] is situated on a major roadway adjacent to vacant lots that are currently situated within the floodplain, and [3] is not within the same subdivision as the existing *Non-Owner Occupied Short-Term Rental* (i.e. the subject property is located within the Lake Rockwall Estates Subdivision and the property within 1,000-feet is located within the Windmill Ridge Estates Subdivision). Based on this, the applicant's request may warrant additional consideration.

In this case, the City Council -- *pending a recommendation from the Planning and Zoning Commission* -- must consider if the request for the *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental (STR)* would constitute a proliferation of the land use within this subdivision. With all that being said, a *Specific Use Permit (SUP)* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 18, 2025, staff mailed 113 notices to property owners and occupants within 500-feet of the subject property. 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 has received three (3) notices from two (2) property owners 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; and,
 - (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*].
- (3) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend denial of the *Specific Use Permit* by a vote of 5-2, with Commissioners Hustings and Brock dissenting. 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 3985 Horizon Rd, Rockwall TX 75032

SUBDIVISION Rockwall Lake Estate No. 1 LOT 609 BLOCK C

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE STR

ACREAGE 0.17

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 Himmat chauhan

☒ APPLICANT Homestay Rentals, LP

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS 996 E. I-30

ADDRESS 996 E. I-30

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP Rockwall TX 75087

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

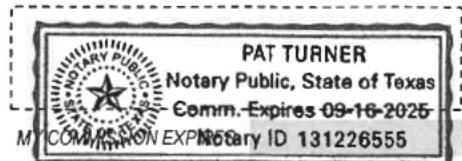
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

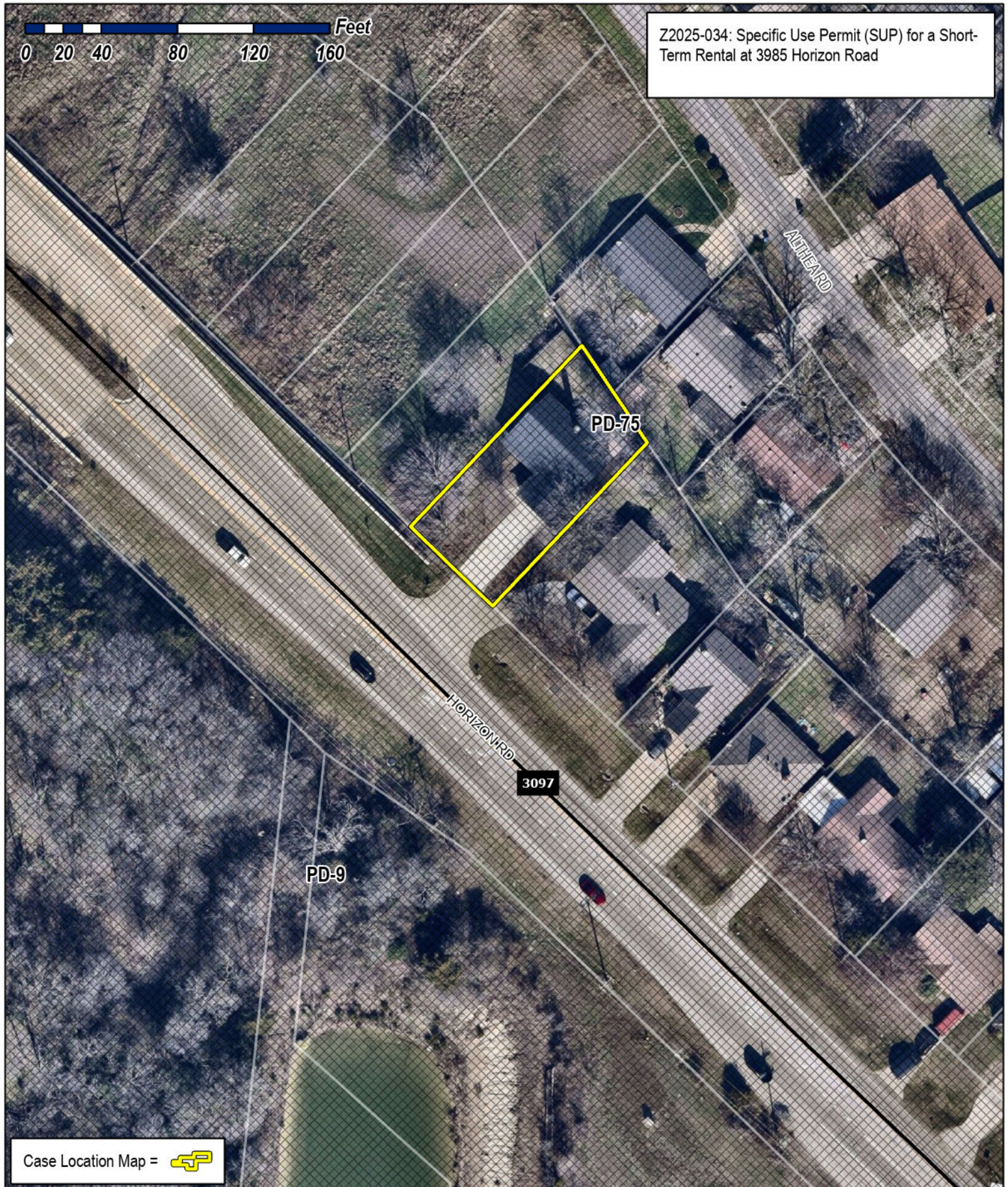
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 13 DAY OF June, 2025

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





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.

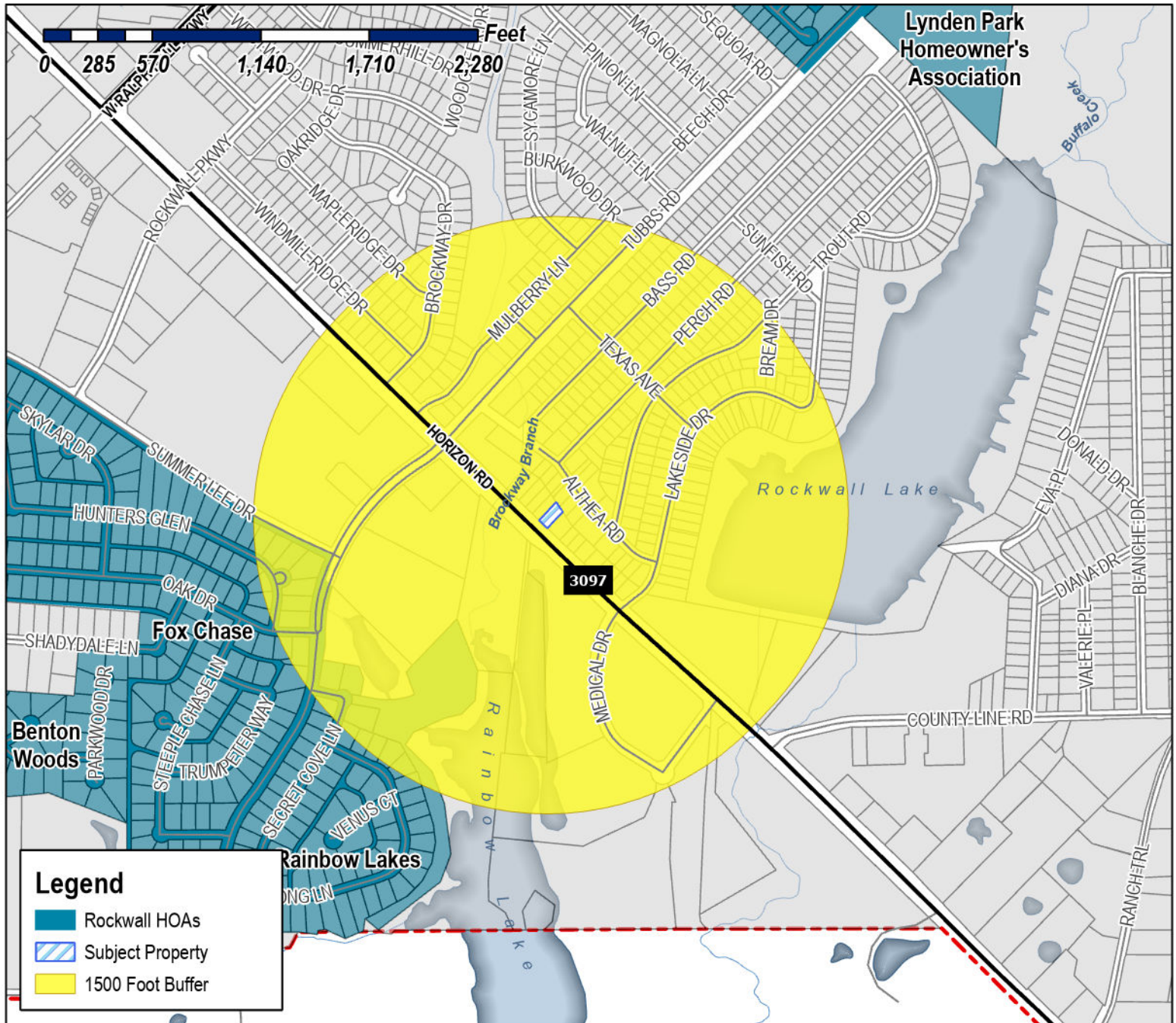




City of Rockwall

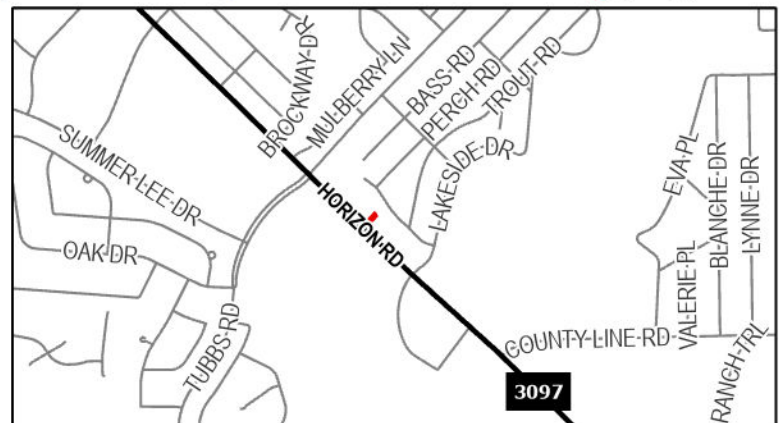
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Case Number: Z2025-034
Case Name: Specific Use Permit (SUP) for a Short-Term Rental
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 3985 Horizon Road

Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745

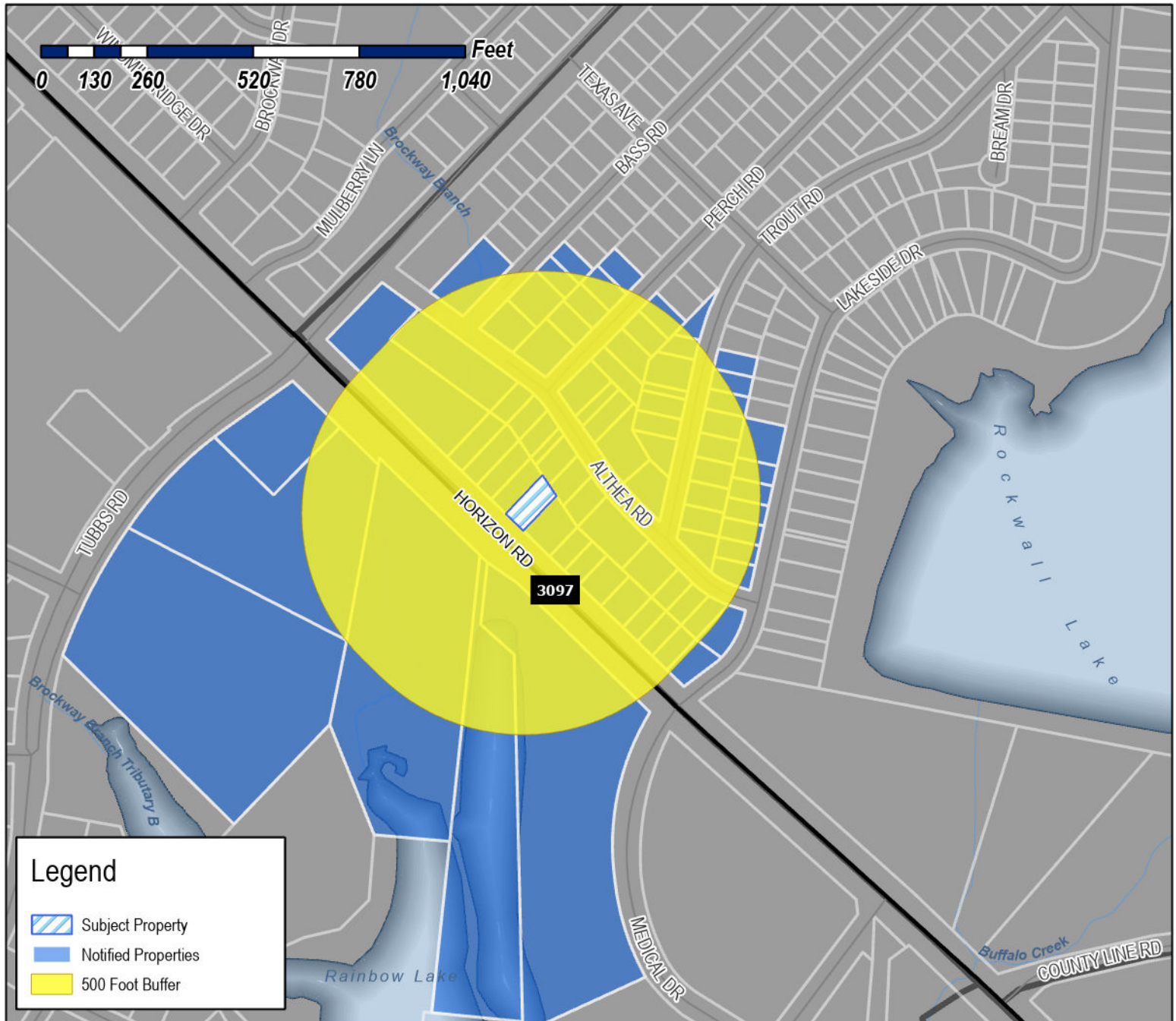




City of Rockwall

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Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

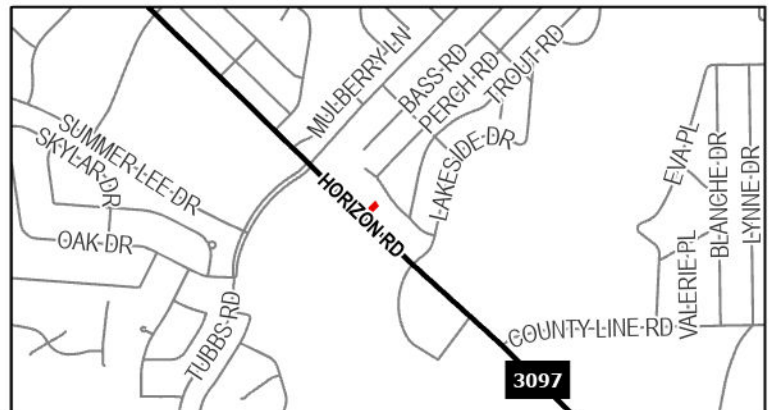
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For Questions on this Case Call: (972) 771-7745



RESIDENT
0
FM3097 0
ROCKWALL, TX 75087

RESIDENT
103 ALTHEA RD
ROCKWALL, TX 75087

SHARING SMILES LLC
108 CRYSTAL CT
RICHARDSON, TX 75081

HUCK AMBER L
111 TROUT ST
ROCKWALL, TX 75032

RESIDENT
116 BASS RD
ROCKWALL, TX 75087

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

SFR BORROWER 2021-2 LLC
120 S RIVERSIDE PLAZ SUITE 2000
CHICAGO, IL 60606

ZOMER JOHN DAVID
123 Trout St
Rockwall, TX 75032

TYRELL ROBERT & KATHY
127 BASS RD
ROCKWALL, TX 75032

HERNANDEZ SESAR M & MARTA P
127 PERCH RD
ROCKWALL, TX 75032

OJEDA ELIZABETH RODRIGUEZ
128 Althea Rd
Rockwall, TX 75032

RESIDENT
130 PERCH RD
ROCKWALL, TX 75087

SALAZAR JOSE & MARIA E
132 ALTHEA RD
ROCKWALL, TX 75032

WADE CHELSEA L
133 ALTHEA ROAD
ROCKWALL, TX 75032

PALMER CHRIS
135 TROUT ST
ROCKWALL, TX 75032

RESIDENT
0
140 TROUT RD 0
ROCKWALL, TX 75087

SANCHEZ NANCY C AND VIDAL SANCHEZ-CRUZ
141 BASS RD
ROCKWALL, TX 75032

TAYLOR MARGOE
141 PERCH RD
ROCKWALL, TX 75032

RESIDENT
142 PERCH RD
ROCKWALL, TX 75087

GUZMAN LUIS & YOLANDA
142 ALTHEA RD
ROCKWALL, TX 75032

VASQUEZ THOMAS J AND
0
147 TROUT ST
ROCKWALL, TX 75032

RESIDENT
151 BASS RD
ROCKWALL, TX 75087

CASTILLO ARTURO & VICTORIA
151 PERCH RD
ROCKWALL, TX 75032

RESIDENT
152 ALTHEA RD
ROCKWALL, TX 75087

PEREZ JOSE D & MARIA M
152 PERCH RD
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE A
154 TROUT ST
ROCKWALL, TX 75032

SFR JV-1 2019-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

BAUTISTA FRANCISCO GAMEZ AND MARIA DE
LOS ANGELES ELIAS-GAMEZ
163 PERCH ST
ROCKWALL, TX 75032

JARAMILLO VERONICA
163 TROUT ST
ROCKWALL, TX 75032

RESIDENT
164 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
166 TROUT RD
ROCKWALL, TX 75087

PEDRAZA FRANCISCO JAVIER AND
O
168 PERCH RD
ROCKWALL, TX 75032

BAMFO GEORGE A & DONNA
173 TROUT ST
ROCKWALL, TX 75032

RESIDENT
174 TROUT DR
ROCKWALL, TX 75087

ESPINOSA DAVID AND ERIN
174 LAKESIDE DR
ROCKWALL, TX 75032

MCCREARY LARRY &
O
176 ALTHEA RD
ROCKWALL, TX 75032

AGUILAR IVAN D
177 ALTHEA RD
ROCKWALL, TX 75032

ALCALA GUADALUPE R
180 TROUT
ROCKWALL, TX 75032

RESIDENT
182 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
185 TROUT RD
ROCKWALL, TX 75087

RESIDENT
188 ALTHEA RD
ROCKWALL, TX 75087

WHITE JOHN N AND
O
1929 S Lakeshore Dr
Rockwall, TX 75087

RESIDENT
193 TROUT RD
ROCKWALL, TX 75087

RAMIREZ EDDIE RAFAEL & CASSANDRA GAYLE
194 Lakeside Dr
Rockwall, TX 75032

GARCIA CITLALLI SARAHI GONZALEZ
194 Trout St
Rockwall, TX 75032

RESIDENT
O
199 ALTHEA RD O
ROCKWALL, TX 75087

RESIDENT
202 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
208 TROUT RD
ROCKWALL, TX 75087

CULEBRO EDGAR HAMED AND
O
208 Althea Rd
Rockwall, TX 75032

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

CAMACHO JOEL MEJIA AND
O
218 LAKESIDE DRIVE
ROCKWALL, TX 75032

RESIDENT
220 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
223 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
230 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
232 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
235 ALTHEA RD
ROCKWALL, TX 75087

MIGUELS RENOVATION & CONSTRUCTION LLC
2381 FIELDCREST DR
ROCKWALL, TX 75032

ARP 2014-1 BORROWER LLC
0
23975 Park Sorrento Ste 300
Calabasas, CA 91302

GAMEZ BRIGIDO & MARIA NATALIA
240 BASS RD
ROCKWALL, TX 75032

RESIDENT
242 ALTHEA RD
ROCKWALL, TX 75087

REED JENNIFER LATRICE
242 LAKESIDE DRIVE
ROCKWALL, TX 75032

TOVAR LUISIHNO
245 ALTHEA RD
ROCKWALL, TX 75032

SIDNEY S NOE REVOCABLE TRUST
0
2497 ASHBURY CIRCLE
CAPE CORAL, FL 33991

RESIDENT
252 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
264 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
265 ALTHEA RD
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3520 HORIZON
ROCKWALL, TX 75087

PARKER SLURPEE 2 LLC
3600 POTOMAC AVENUE
HIGHLAND PARK, TX 75205

RESIDENT
3615 FM3097
ROCKWALL, TX 75087

RESIDENT
3775 FM3097
ROCKWALL, TX 75087

RESIDENT
3835 FM3097
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL TEXAS
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3885 FM3097
ROCKWALL, TX 75087

RESIDENT
3935 FM3097
ROCKWALL, TX 75087

RESIDENT
3985 FM3097
ROCKWALL, TX 75087

RESIDENT
4065 FM3097
ROCKWALL, TX 75087

CASTILLO SILVIA
4125 FM 3097
ROCKWALL, TX 75032

RESIDENT
4175 FM3097
ROCKWALL, TX 75087

RESIDENT
4215 FM3097
ROCKWALL, TX 75087

RESIDENT
4275 FM3097
ROCKWALL, TX 75087

RESIDENT
0
4325 FM3097 0
ROCKWALL, TX 75087

RESIDENT
4375 FM3097
ROCKWALL, TX 75087

RESIDENT
4425 FM3097
ROCKWALL, TX 75087

RESIDENT
4475 TUBBS RD
ROCKWALL, TX 75087

RESIDENT
4485 HORIZON RD
ROCKWALL, TX 75087

GAGNON STEVEN C ETUX SUZANNE
459 WINDING RIDGE LN
ROCKWALL, TX 75032

VANDERGRIFT IRA E & MARY L
4975 HORIZON RD
ROCKWALL, TX 75032

BAF 3 LLC
5001 Plaza on the Lk Ste 200
Austin, TX 78746

CORNELIUS FAMILY TRUST
O
501 SCENIC PL
HEATH, TX 75032

LOPEZ RICARDO C
519 E Interstate 30 PMB 306
Rockwall, TX 75087

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

BALDERAS VICTORIO AND
O
602 LAWRENCE
HEATH, TX 75032

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

GOYAL SANJAY K
8008 STRECKER LN
PLANO, TX 75025

NUNEZ LUZ ISELA
8655 Brookhollow Blvd Apt 8102
Frisco, TX 75034

SALDANA FLOR
8820 COUNTY RD 136
TERRELL, TX 75161

KLEIN ELIZABETH C
M/R

RESIDENT
O
N/A O
ROCKWALL, TX 75087

GIST JESSE JR AND
O
PO BOX 1381
ROCKWALL, TX 75087

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

JWS LAND LTD
PO Box 6621
McKinney, TX 75071

MURPHY ROAD LTD
O
PO Box 6621
McKinney, TX 75071

WHITECAP VENTURES LLC & WELCOME DFW
HOMES FUNDING LLC
PO BOX 7640
FORT WORTH, TX 76111

GRUBBS DAVID G
PO BOX 852
ROCKWALL, TX 75087

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:

Z2025-034: Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental

Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of a Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 3985 Horizon Road, 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, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 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, July 21, 2025 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



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. Z2025-034: Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental

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](#)

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-034

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☒ I am in opposition of the request

NAME Edgar Culebro

ADDRESS 208 Althea Rd, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I would like to express my concern regarding the potential conversion of the home directly behind mine into a short-term rental property. I have children and a pet who frequently occupy and play in our backyard, and their safety is my top priority. Allowing the property to be used for short-term rentals introduces a constant flow of unfamiliar individuals to the area, which raises safety concerns for my family. Short-term guests often have no established connection to the community and little accountability for their behavior. This not only affects our family's peace and quiet but also makes it difficult to address issues directly, since guests are often temporary and there may not be a reliable or accessible point of contact on-site if something goes wrong.

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.
- ☒ 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:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025034

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
☒ I am in opposition of the request

NAME John Vandergriff

ADDRESS 4975 Horizon Rd, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Not happy about temporary renters in and out and , lots of wretched things have been happening in rental homes lately and as permanent residents of this fair town we are not in favor of random people in and out in our neighborhood.

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.
☒ 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:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER ZZ025-034

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☒ I am in opposition of the request

NAME Skip Vandergriff

ADDRESS 4975 Horizon Rd, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

AirBNB properties seem to have a negative impact on surrounding communities.

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.
- ☐ 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:



HomeStay Rentals, LP

(Stay with Confidence) Rockwall or Rowlett

Tel: 469-465-8444 or 405-401-4626 Email: oklahomahotels@gmail.com

June 12-2025

To Mr. Ryan Miller

Planning & Zoning Director

City of Rockwall, TX

Short Term Rental Permit Application

Ref: 3985 Horizon Road, Rockwall, TX 75032. Previous address 4973 Horizon Road.

Dear Mr. Miller,

I hope this message finds you well. I am writing to express my continued enthusiasm for investing in the City of Rockwall and to respectfully request reconsideration or guidance regarding my recent short-term rental (STR) permit application for my newly purchased property—a two-story, single-family home featuring 4 bedrooms, 3 full bathrooms, and a 2-car garage.

One of the key reasons I chose this property was its location in a neighborhood with no HOA restrictions, making it ideal for STR. My vision for the home is to offer a high-quality, well-managed, and professionally operated rental experience that aligns with the standards and expectations of the community.

Although I was surprised to learn that my application was denied due to the 1,000-foot buffer rule, I remain optimistic and committed to working with the city to find a positive path forward.

I bring to this venture more than two decades of experience in the hospitality industry. For the past 24 years, I have owned and operated multiple franchised hotels, including the **Best Western Plus Rockwall Inn & Suites**, which I've successfully managed since 2010. As a long-time Rockwall resident living in Lake Side Village for the last 14 years, I am proud of my roots in the community and my commitment to operating respectfully and professionally.

Rockwall Inn & Suites

996 E I-30, Rockwall, TX 75087 P: (972) 722-3265 Reservations: 1 (800) 780-7234 bestwestern.com

Wherever Life Takes You, Best Western Is There.®

Each BWHSM Hotels property is independently owned and operated.



HomeStay Rentals, LP

My experience with short-term rentals includes two additional properties:

- A former property in Rockwall at **786 Sunflower Trail**, which I operated as a short-term rental from 2021 to 2023—without a single complaint.
- An ongoing STR in Rowlett at **5505 Edgewater Circle**, successfully managed for five years with a perfect record of neighbor satisfaction.

The positive track record I've maintained is the result of consistent, responsible practices:

- A **minimum 5-night stay** policy, discouraging weekend party rentals.
- A thorough **guest screening process**, including ID checks and signed house rules.
- **In-person greetings** for every guest, ensuring a welcoming and accountable presence.
- High standards for **cleanliness and décor**, which support our promise: *"Stay with Confidence."*
- *I am paying my City Occupancy Tax for last 15 years in "Timely manners".*

Since closing on this home, I've already begun making significant investments in furnishing and improving the property, with the goal of offering another outstanding guest experience.

While I understand and respect the city's regulations, I kindly ask that you consider the unique qualifications, proven history, and local investment I bring to this endeavor. I remain committed to upholding all city guidelines and am eager to work collaboratively to explore any options that may allow this property to be approved for STR use.

Thank you for your time, consideration, and ongoing support of responsible operators in our city.

Sincerely,

A handwritten signature in black ink, appearing to read 'Himmat'.

Himmat Chauhan, CHA

Certified Hotel Administrator.

6/12/2025

Rockwall Inn & Suites

996 E I-30, Rockwall, TX 75087 P: (972) 722-3265 Reservations: 1 (800) 780-7234 bestwestern.com

Wherever Life Takes You, Best Western Is There.®

Each BWHSM Hotels property is independently owned and operated.



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]

- H 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.
- H 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.
- H 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.
- H 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*.
- H 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	3985 Horizon Road	Zoning	
Subdivision	ROCKWALL LAKE ESTATE NO.1	Lot	609
General Location		Block	C

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	HomeStay Rentals, LP (Himmat Chauhan)	Phone	405-401-4626
Mailing Address	996 E. Interstate 30	City	Rockwall
Email	oklahomahotels@gmail.com	State	TX
		Zip Code	75032

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	Himmat Chauhan	Phone	
Mailing Address		City	
Email		State	
		Zip Code	



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 \$1,000,000.00.
- ☒ **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 ACCOMMODATION.** 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.

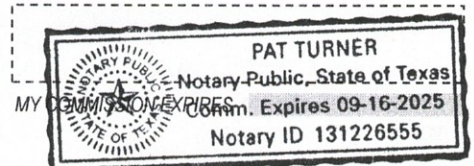
RESPONSIBLE PARTY'S CERTIFICATION

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 10 DAY OF JUNE, 2025

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



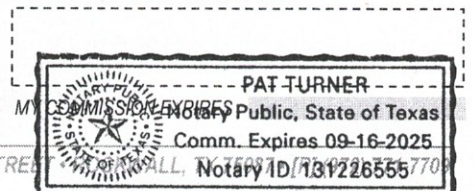
PROPERTY OWNER'S CERTIFICATION

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 10 DAY OF JUNE, 2025

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



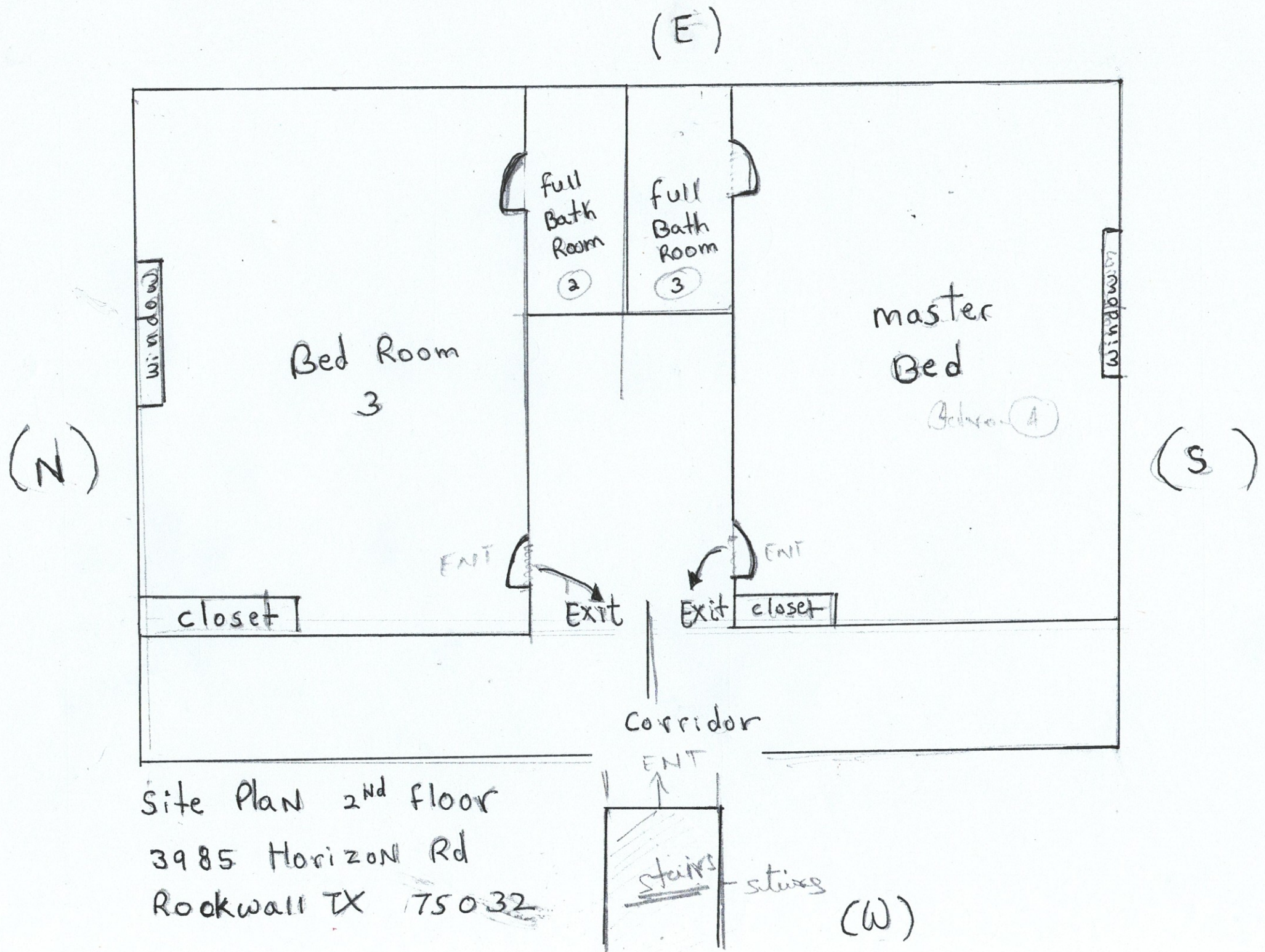












Back yard

Back yard

E

Exit

Bed Room 1

Toilet
Bath
full Bath
①

Living Room

Dining 1

closet

Corridor

Kitchen

Yard

N

Bed Room 2

Dining 2

closet

window

stairs
2nd floor

Porch

2
Car Garage

Yard

S

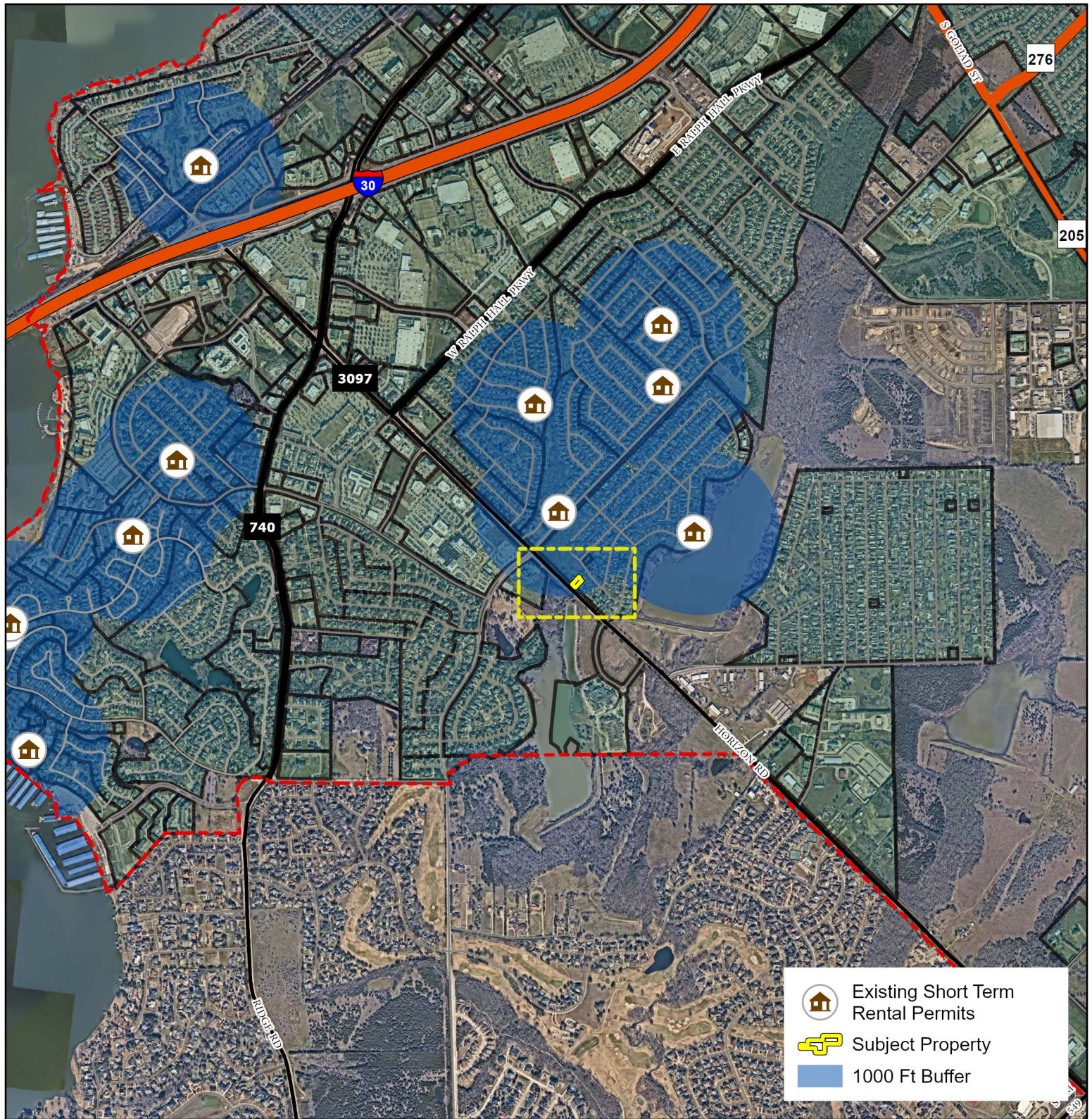
main
Entrance

W

Site Plan 1st floor

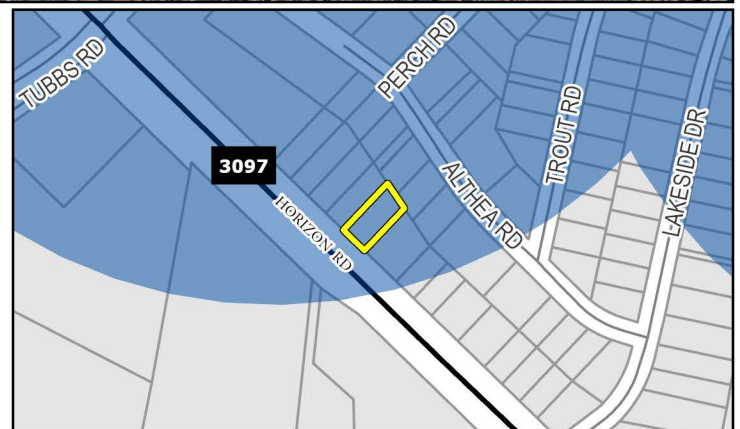
3985 Horizon Rd

Rockwall TX 75032



Case Number: Z2025-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 3985 Horizon Rd

Date Saved: 6/20/2025
 For Questions on this Case Call (972) 771-7745



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] 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 0.2250-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 609, AND ALL OF 610, ROCKWALL LAKE ESTATES #1 ADDITION, 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 Himmat Chauhan of Homestay Rentals. LP for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre parcel of land identified as a portion of Lot 609 and all of 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) [*Ordinance No. 16-01*], addressed as 3985 Horizon Road, 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 Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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 Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and 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

Planned Development District 75 (PD-75) [Ordinance No. 16-01]; Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 03.01, *General Residential Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02]; 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

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 4th DAY OF AUGUST, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 21, 2025

2nd Reading: August 4, 2025

Exhibit 'A'
Legal Description

Address: 3985 Horizon Road

Legal Description: A portion of Lot 609 and all of Lot 610, Rockwall Lake Estates Addition #1

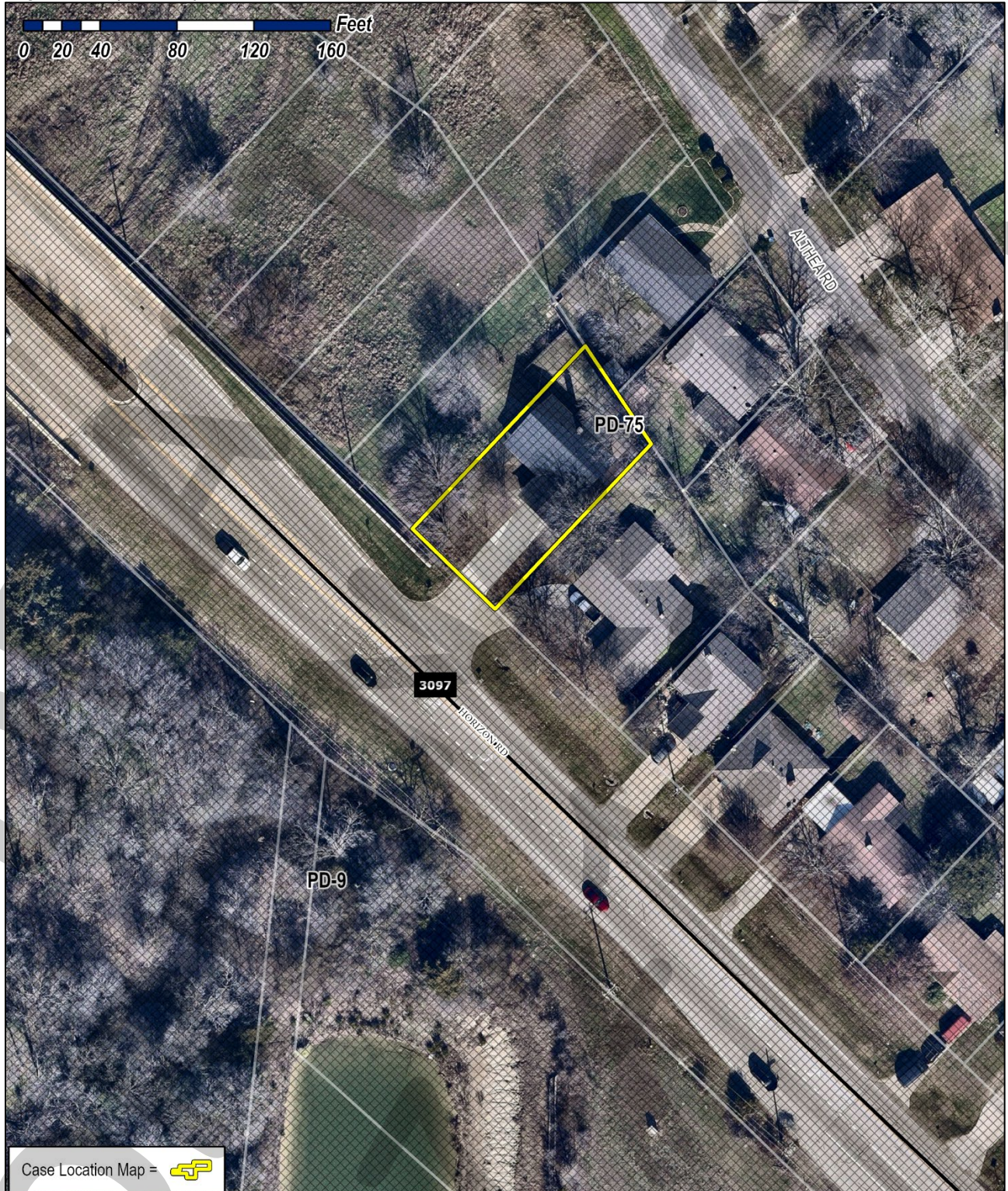


Exhibit 'B'
Short-Term Rental Photographs



Exhibit 'B'
Short-Term Rental Photographs



Exhibit 'B'
Short-Term Rental Photographs





August 6, 2025

TO: Himmat Chauhan
996 E. IH-30
Rockwall, Texas 75087

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2025-034; *Specific Use Permit for a Non-Owner-Occupied Short-Term Rental at 3985 Horizon Road*

Himmat:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on August 4, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (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; and,
 - (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].
- (3) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend denial of the SUP by a vote of 5-2, with Commissioners Hustings and Brock dissenting.

City Council

On July 21, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On August 4, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 25-44, S-370*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is fluid and cursive, with the first name "Bethany" and the last name "Ross" clearly distinguishable.

Bethany Ross
Senior Planner
Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 25-44

SPECIFIC USE PERMIT NO. S-370

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] 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 0.2250-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 609, AND ALL OF 610, ROCKWALL LAKE ESTATES #1 ADDITION, 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 Himmat Chauhan of Homestay Rentals. LP for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre parcel of land identified as a portion of Lot 609 and all of 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) [Ordinance No. 16-01], addressed as 3985 Horizon Road, 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 Planned Development District 75 (PD-75) [Ordinance No. 16-01] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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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).

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- (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].

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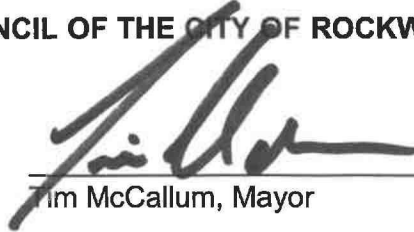
SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense 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

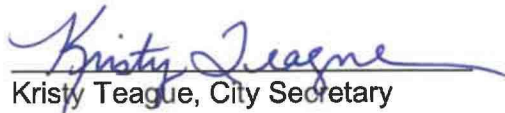
applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4th DAY OF AUGUST, 2025.**


Tim McCallum, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



1st Reading: July 21, 2025

2nd Reading: August 4, 2025

Exhibit 'A'
Legal Description

Address: 3985 Horizon Road

Legal Description: A portion of Lot 609 and all of Lot 610, Rockwall Lake Estates Addition #1



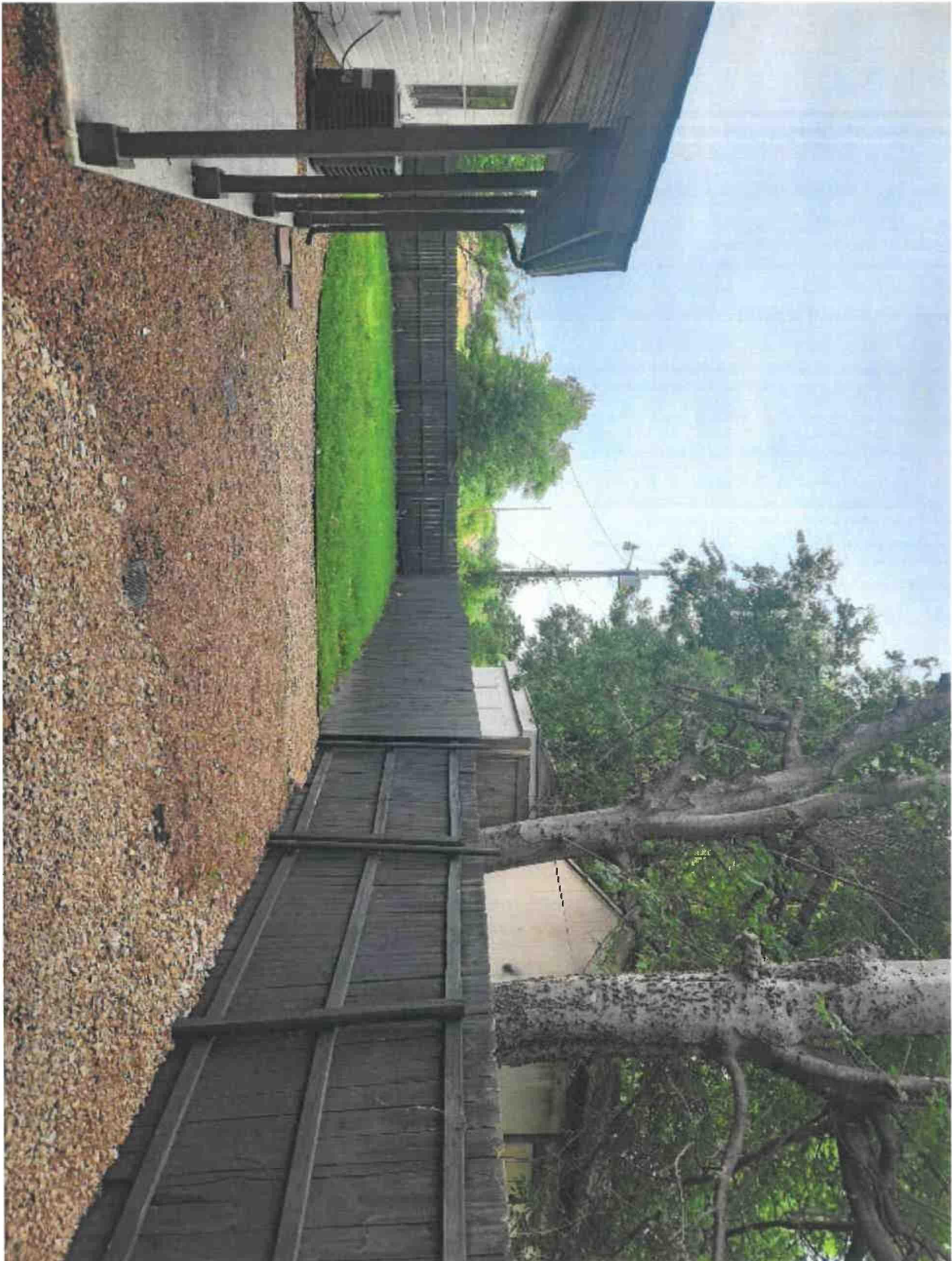
Exhibit 'B'
Short-Term Rental Photographs



Exhibit 'B'
Short-Term Rental Photographs



Exhibit 'B'
Short-Term Rental Photographs



From: [H.V. Chauhan](#)
To: [Ross, Bethany](#)
Subject: Re: 3985 Horizon Rd, Planning and zoning meeting tomorrow Jul 15-2025
Date: Monday, July 14, 2025 12:25:01 PM
Attachments: [image003.png](#)
[image003.png](#)

Sure , Thank you Mam.
I will come around 5.45pm and meet with you.



H.V. Chauhan, CHA, GM
Best Western Plus, Rockwall Inn & Suites (44665)
996 East, I-30, Rockwall, TX 75087.
Tel: 972-722-3265 Fax: 972-722-3285

<http://www.bestwesternrockwall.com>
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#2 of 10 in Rockwall
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On Mon, Jul 14, 2025, 11:39 AM Ross, Bethany <bross@rockwall.com> wrote:

Hi Himmat,

You can put the USB drive into the podium computer before the meeting. I would be there about 10 minutes before 6 pm to get that set up.

See attached for the agenda.

Thank you,



Bethany Ross

Senior Planner | City of Rockwall

[385 S. Goliad St., Rockwall TX 75087](#)

Bross@Rockwall.com | [Planning and Zoning Website](#)

972.772.6488

From: H.V. Chauhan <oklahomahotels@gmail.com>

Sent: Monday, July 14, 2025 11:28 AM

To: Ross, Bethany <bross@rockwall.com>

Cc: Miller, Ryan <RMiller@rockwall.com>

Subject: [3985 Horizon Rd](#), Planning and zoning meeting tomorrow Jul 15-2025

Good Morning Bethany, Tomorrow I will be attending a planning & zoning commission meeting in regards to the STR exception request for [3985 Horizon road, Rockwall, TX](#).

I want to come and give you USB with photos and videos of the property including google map.

What time can I come tomorrow?

Do you mind sharing tomorrow's meeting agenda? I want to see what time I need to be there.



H.V. Chauhan, CHA, GM

Best Western Plus, Rockwall Inn & Suites (44665)
[996 East, I-30, Rockwall, TX 75087](#).

Tel: 972-722-3265 Fax: 972-722-3285

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