



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 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: 117 Lanshire Dr Rockwall TX 75081

SUBDIVISION: Lynden Park Estates Ph 3 LOT: 16 BLOCK:

GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: A1 CURRENT USE: Single family

PROPOSED ZONING: A1 PROPOSED USE: Short-term rental

ACREAGE: .25 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

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]

<input checked="" type="checkbox"/> OWNER	<u>Daryl Schroeder</u>	<input type="checkbox"/> APPLICANT	<u></u>
CONTACT PERSON	<u>Daryl Schroeder</u>	CONTACT PERSON	<u></u>
ADDRESS	<u>1205 Lake Glen Cir</u>	ADDRESS	<u></u>
CITY, STATE & ZIP	<u>Rockwall TX 75081</u>	CITY, STATE & ZIP	<u></u>
PHONE	<u>425-931-1518</u>	PHONE	<u></u>
E-MAIL	<u>daryl.schroeder@gmail.com</u>	E-MAIL	<u></u>

NOTARY VERIFICATION [REQUIRED]

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

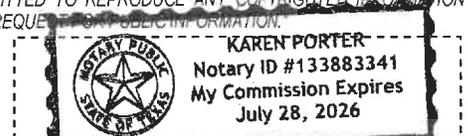
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF November, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2024

OWNER'S SIGNATURE

Daryl Schroeder
Karen Porter

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 07/28/2026



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]

DMSS 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.

DMSS 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.

DMSS 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.

DMSS 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*.

DMSS 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	117 Lanshire Dr	Zoning	Residential A1
Subdivision	Lynden Park Estates Phase 3	Lot	16 Block
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	Daryl Schroeder	Phone	425-931-1518
Mailing Address	1205 Lake Glen circle	City	Rockwall State TX Zip Code 75087
Email	dmss holdings 1@gmail.com		

RESPONSIBLE PARTY [PLEASE PRINT]

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

Same as Property Owner

Name		Phone	
Mailing Address		City	State Zip Code
Email			



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

REQUIREMENTS CHECKLIST

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

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

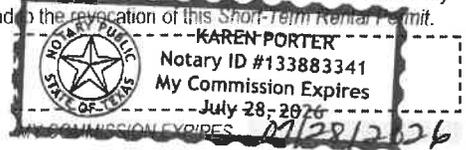
I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, 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 15 DAY OF November, 2024

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]
[Handwritten Signature]



PROPERTY OWNER'S CERTIFICATION

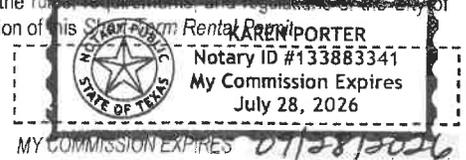
I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *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 15 DAY OF November, 2024

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]
[Handwritten Signature]



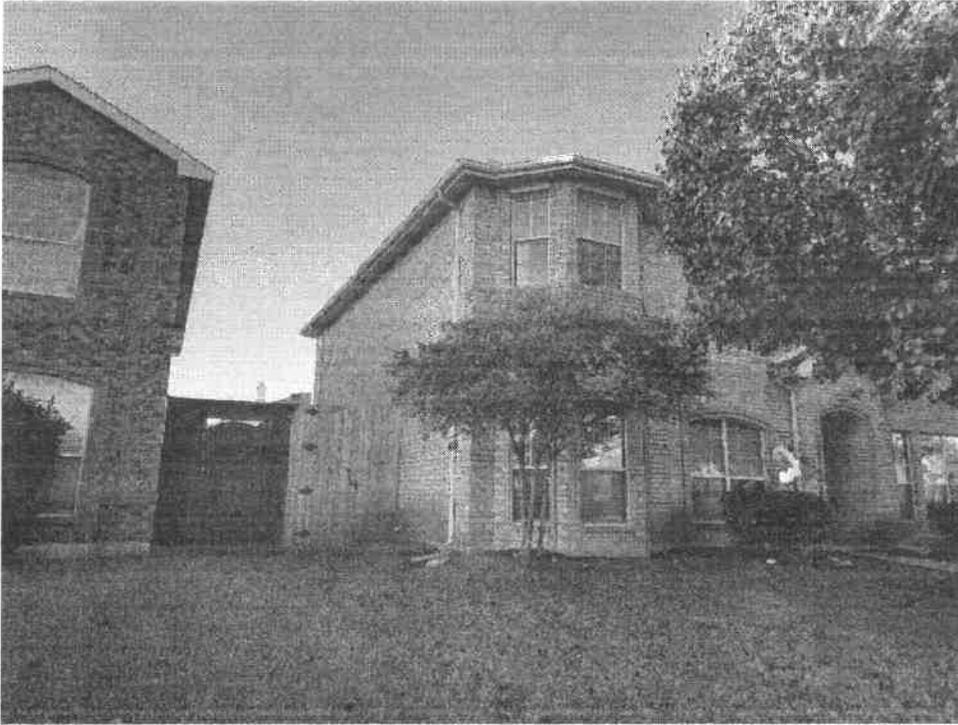


**117 Lanshire Drive
Rockwall Texas, 75087**

- Photos



Front of House - Street View.



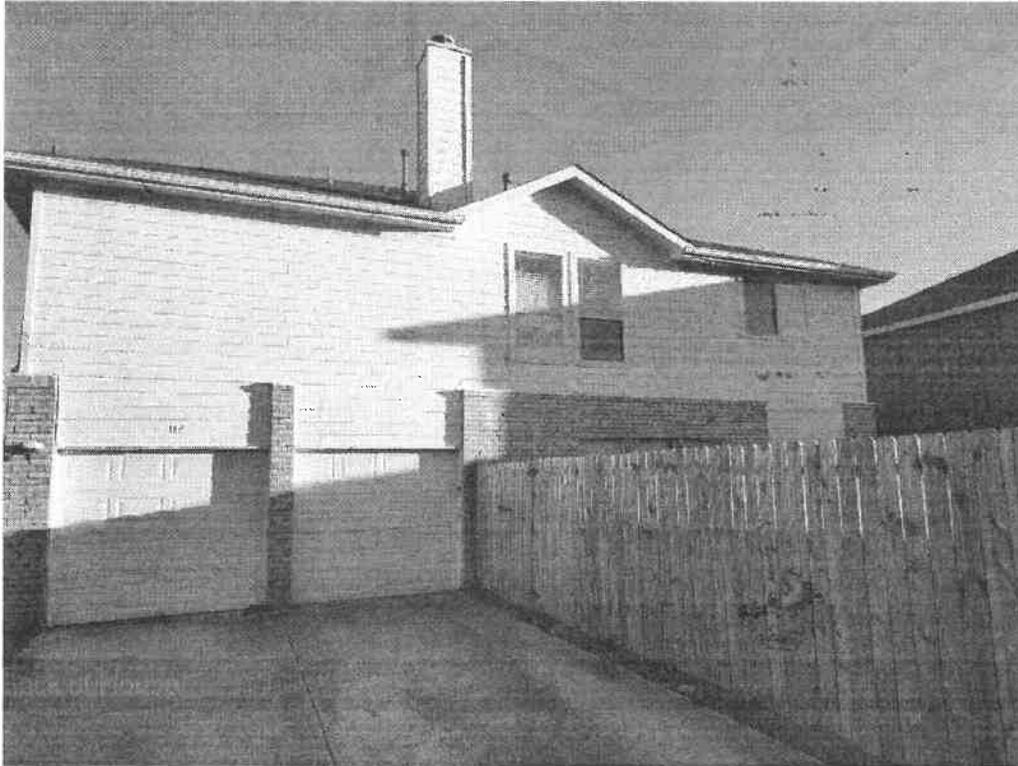
Left Front Side of House



Left Back Side
of House



Back of House



Back of House - Garage Entry



Right Side of House



9800 Fredericksburg Road
San Antonio, Texas 78288

DARYL SCHROEDER
117 LANSHIRE DR
ROCKWALL, TX 75032

November 12, 2024

Reference: Existing USAA Rental Property Insurance Policy Summary

We're writing to provide the following summary of the USAA rental property policy:

Effective date of policy: October 18, 2024 12:01 a.m. local time
Policy expiration date: October 18, 2025 12:01 a.m. local time
Policy location: 117 LANSHIRE DR,
ROCKWALL, TX 75032
Policy number: GIC 017729247 80A
Named Insured: DARYL SCHROEDER

Description of coverage(s)

Dwelling coverage: \$559,000
Home Protector: Included
Personal belongings: \$5,000
Personal liability: \$500,000
Medical payments: \$5,000

Deductible(s)

All other perils: \$2,000
Wind and hail: 2.00% (\$11,180)

Revised Annual Premium: \$2,718.65

Mortgage clause: SFMC, LP
ISAOA/ATIMA
5408 W PLANO PARKWAY
PLANO, TX 75093

Loan number: 45001872529

Your Home Protector coverage, if included, provides you an additional 25% of dwelling coverage. Policy terms, conditions and exclusions apply.

Notification to Additional Interest Upon Cancellation

If this policy is canceled or not renewed, the mortgagee/lender will be properly notified at least 10 days before the date cancellation or nonrenewal takes effect.

If you have questions about the changes to the policy, please call us at 210-531-USAA (8722), our mobile shortcut #8722 or 800-531-8722. As always, we appreciate the opportunity to serve you.

Thank you,
USAA General Indemnity Company



SAMPLE SHORT TERM RENTAL PROOF OF INSURANCE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/04/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement.

PRODUCER: ABC Insurance Services, LLC
INSURED: Jane & John Doe
CONTACT NAME:
PHONE: 888-777-0000
FAX: 800-777-0001
E-MAIL: abcinsinfo@abc.com
ADDRESS:
INSURER(S) AFFORDING COVERAGE:
INSURER A: ABC Local Agents of Texas LLC

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL SUBR, POLICY NUMBER, POLICY EFF, POLICY EXP, LIMITS. Includes rows for Commercial General Liability, Automobile Liability, Umbrella Liab, and Workers Compensation.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional) Remarks Schedule, may be attached if more space is required)

SHORT TERM RENTAL for: 1234 Sunny Place Circle, Rockwall, TX75087

CERTIFICATE HOLDER CANCELLATION

Additional Insured: City of Rockwall, 385 S Goliad St, Rockwall, TX 75087
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE



SHORT-TERM RENTALS

LIABILITY INSURANCE REQUIREMENTS

MUNICIPAL CODE OF ORDINANCES AND ARTICLE 04 AND 13 OF THE UDC ORDINANCE NO. 24-10:

7) Commercial Insurance. Each Short-Term Rental property shall be **required to have 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.** The applicant for a Short-Term Rental shall provide a copy of the certificate of insurance which shows the name insured, any additional insureds, the location address, the effective date, the coverage limit and type. The owner must notify the City of Rockwall within 30 days if the insurance status changes and provide the City with the updated insurance information. The Short-Term Rental Permit shall be revoked in accordance with Section 13-29, Revocation or Suspension of a Short-Term Rental Permit, of this Article if updated insurance information is not provided.

How does Airbnb home insurance work?

For homeowners considering renting their property as a short-term rental via a website like Airbnb, you must know whether or not your [homeowners insurance](#) provides the proper coverage. [Short-term rentals \(STRs\)](#) most often require additional [endorsements](#) or a new type of coverage altogether. Below, you'll find out how a typical homeowners policy handles home sharing, as well as some short-term rental insurance options that can help ensure that you are properly covered.

Key Takeaways

- Hosts of short-term rentals like Airbnbs require additional insurance to fully protect you and your belongings
- Airbnb offers its own type of insurance, but there are gaps in coverage that lead hosts to other options
- Some insurers offer home-sharing insurance options as an endorsement

Does standard homeowners insurance cover Airbnb properties?

Homeowners insurance coverage was developed to offer protection in the event of [perils](#) (causes of loss) such as [fire](#), lightning, and [wind](#). Things quickly get murky when you operate a [business from your home](#) — and insurers typically consider home-sharing a business activity.

If you rent out your property regularly, a standard homeowners policy isn't likely to provide adequate coverage. Home insurance policies often exclude [liability coverage](#) — including [bodily injury](#) and [property damage](#) — **for any business activity run from the home**. If you are relying solely on your homeowners policy for protection, you may be at risk of being underinsured. Exception: Most homeowners insurance policies offer protection for the occasional rental, as long as you inform the company beforehand.

Coverage by Policy Type for Short Term Rental Hosts

Coverage type	What it covers	Standard homeowners insurance	Other homeshare-specific policies	Standard landlord policy	Airbnb Insurance
Loss of rent coverage	Reimburses hosts for loss of rental income due to guest behavior	No	✓*	✓*	✓
Liability	Guest injuries and damages to property belonging to guests	Maybe**	✓	✓	✓
Personal Property	Covers damage to property belonging to you such as furniture and electronics	Maybe**	✓	✓	✓
Dwelling coverage	Covers the building itself and any damage that may arise	Maybe**	✓	✓	✓

*Coverage may be available but might require additional add-ons.

Claims accepted at the discretion of the carrier (most insurers won't cover claims resulting from commercial activity on your property under a standard home policy**).

The risks of home-sharing

Opening your home to strangers comes with some risks. Should a guest damage your belongings or incur bodily injury while staying on your property, you could be exposed to risk if you don't carry the correct insurance. Have a look at some of the most common risks of home-sharing below:

- Vandalism
- Theft
- Property damage
- Personal liability

Landlords may be liable for the actions of tenants renting out their apartments. If a guest is injured, the landlord — as the owner of the property — could be held liable depending on the situation. This is one reason that many leasing agreements explicitly prohibit home-sharing.

What is home-sharing insurance?

Home-sharing insurance refers to the portion of insurance coverage necessary to protect your home as you operate an STR. Regular home-sharing is considered to be a business activity, rendering your standard homeowners policy nullified as it does not protect business activity on your property.

A standard home insurance policy provides liability coverage and property damage, typically extending to the *property's guests and their belongings*. Once you begin operating your home as an STR, this coverage suite may leave gaps.

In some cases, insurance companies offer protection for Airbnb or VRBO hosts with tenants who stay only occasionally. Bear in mind, however, the major differences between a one-off rental situation and the operation of a dedicated Airbnb business. **To carry coverage in the latter case, you will need a home-sharing endorsement or a separate commercial insurance policy.**

Regular home-sharing is considered to be a business activity, and since standard homeowners policies do not cover this, you must add on an endorsement.

A short-term rental insurance [endorsement](#) may be available through your current insurance company. These cover theft and property damage. Certain endorsements may cover liability, theft, vandalism, as well as damage to guests' property.

However, if property rentals comprise a significant portion of your income, you may need to purchase a separate insurance policy. In many cases, a [landlord policy](#) may suffice. Landlord insurance covers the [primary dwelling](#), [other structures](#) on the property, [personal property](#) inside the dwelling, lost rental income, and any liability claims filed against you.

Zebra tip: Consider specialized home-sharing insurance policies

Companies like Proper Insurance sell insurance products specifically tailored to Airbnb and the home-sharing industry. This is often known as **short-term rental insurance**. These policies cover issues such as accidental damage to property, infestations, and [mold](#). They also increase your personal liability coverage substantially, even covering legal fees in the event claims are made against you.

Does Airbnb offer insurance?

Some home-sharing companies offer a form of coverage for hosts. For instance, **Airbnb offers protection through their own program called AirCover,^[1]** which is free for hosts and automatically included. AirCover is the name of the overall protection plan and comprises three programs: **Host Damage Protection,^[2] Host Liability Insurance,^[3]** and **Experience Liability Insurance.**

The majority of hosts on the Airbnb platform rent out their homes for standard lodging purposes. Airbnb Experiences^[4] differ in that they include in-person activities hosted by local experts, often offering activities like cooking classes, nature-based experiences and exercise. Because such experiences pose a unique level of risk, hosts who participate are covered by the Experience Liability insurance section of AirCover.

For everyone else, the other sections of AirCover protect you and your property. Let's take a deeper look at Host Damage Protection and Host Liability Insurance.



Host damage protection: Provides up to \$1 million in property damage coverage.

- What is covered: Damage caused by guests, unexpected cleaning costs due to the behavior of a guest, income lost if you are forced to cancel a booking due to damage caused by a guest.
- What's not covered: Damage from wear and tear, loss due to acts of nature, injury or property damage to guests



Host liability protection: Provides up to \$1 million in coverage for guests' property damage or bodily injury.

- What is covered: Bodily injury to a guest, damage or theft of guest property, damage caused by a guest in common areas.
- What is not covered: Intentional damage, damage to your personal property.

It's important to be aware of the gaps in Airbnb's insurance coverage. Airbnb Host Protection Insurance **does not cover loss of income, intentional acts, or mold.** It is not intended as a replacement for homeowners insurance, and **should instead be treated as supplementary protection to your primary coverage.** Also, be aware that the claims process can be tedious, as claims go through Airbnb directly and are not handled by your own insurance company.

Insurance for VRBO, HomeAway, FlipKey, onefinestay, and others

Sites like VRBO, Homeaway, FlipKey, and onefinestay offer guidance on recommended insurance coverage for hosts. **VRBO suggests using a vacation rental policy.** The company worked to help design the coverage to suit the needs of its users. **It is designed to cover homes that rotate between being rented out, being owner-occupied, and sitting empty for long periods. VRBO insurance is offered via Proper Insurance.**

HomeAway offers \$1 million in liability coverage for its users, while Onefinestay has a policy underwritten by a syndicate of Lloyd's of London, though the details on the coverage are vague. FlipKey suggests finding an insurance company that offers home-sharing coverage.

Research exactly what is covered by your home-sharing network and how it works with your current homeowners insurance. This can help you avoid gaps in coverage for whichever STR platform you choose to utilize.



Why you still need insurance even with Airbnb's damage policy

While the damage policy serves as one layer of protection, you still need the proper insurance policy to fill in the gaps. Airbnb's security deposits and Host Damage Protection plans offer coverage for damages made by the behavior of a guest, but damages caused by other perils will not be covered. **This is where your home-sharing insurance policy kicks in. Airbnb recommends thinking of supplemental insurance as a must have, rather than a "nice-to-have."**^[6]

[Learn more about Airbnb statistics.](#)

Does renters insurance cover Airbnb and home-sharing networks?

If you rent your home, it may still be possible to advertise it on a home-sharing site as a rental (referred to as rental arbitrage). The first thing you'll need to do, however, is to check with your landlord to verify that this is allowed. Many leases explicitly prohibit such activity, so it always pays to check. Some renters forgo getting permission from their landlord, which can lead to trouble if an insurance claim is necessary, potentially resulting in eviction.

After receiving your landlord's consent, the next step is to consult your [renters insurance](#) policy to check for any restrictions. Some insurers may not allow you to rent out your apartment for longer than a certain duration, while others might restrict how much money you're allowed to make via home rentals each year. Some renters insurance companies may not offer STR coverage at all.

As with homeowners insurance, it's always wise to check with your renters insurance company to explore your options.

The best insurance companies for Airbnb hosts

Not every [homeowners insurance company](#) looks kindly on home-sharing. The sharing economy has forced insurance companies to change how they provide coverage. As with [ride-sharing](#), some insurers have responded with special short-term rental insurance options for home-sharing. Along with the limited liability insurance policy offered by most home-sharing companies, other insurance carriers offer options, including:

- Allstate HostAdvantage^[6]: This program from Allstate protects against theft and damage to personal property up to \$10,000 per rental period.
- Erie Homeshare^[7]: Erie's product offers coverage for property damage, theft and liability claims, and is only available for the insured's primary residence.
- Proper Insurance^[8]: This home-sharing policy operates a bit differently than others in that these plans are written as business policies that are meant to replace your existing plan. Proper takes components of commercial, personal, tenant and unoccupied policies to create a custom coverage suite for hosts.

Does Airbnb offer insurance for guests?

Yes, coverage provided to hosts through Airbnb explicitly covers injuries and damages to your personal property. However, be aware that the claims process in these situations often goes through the host,

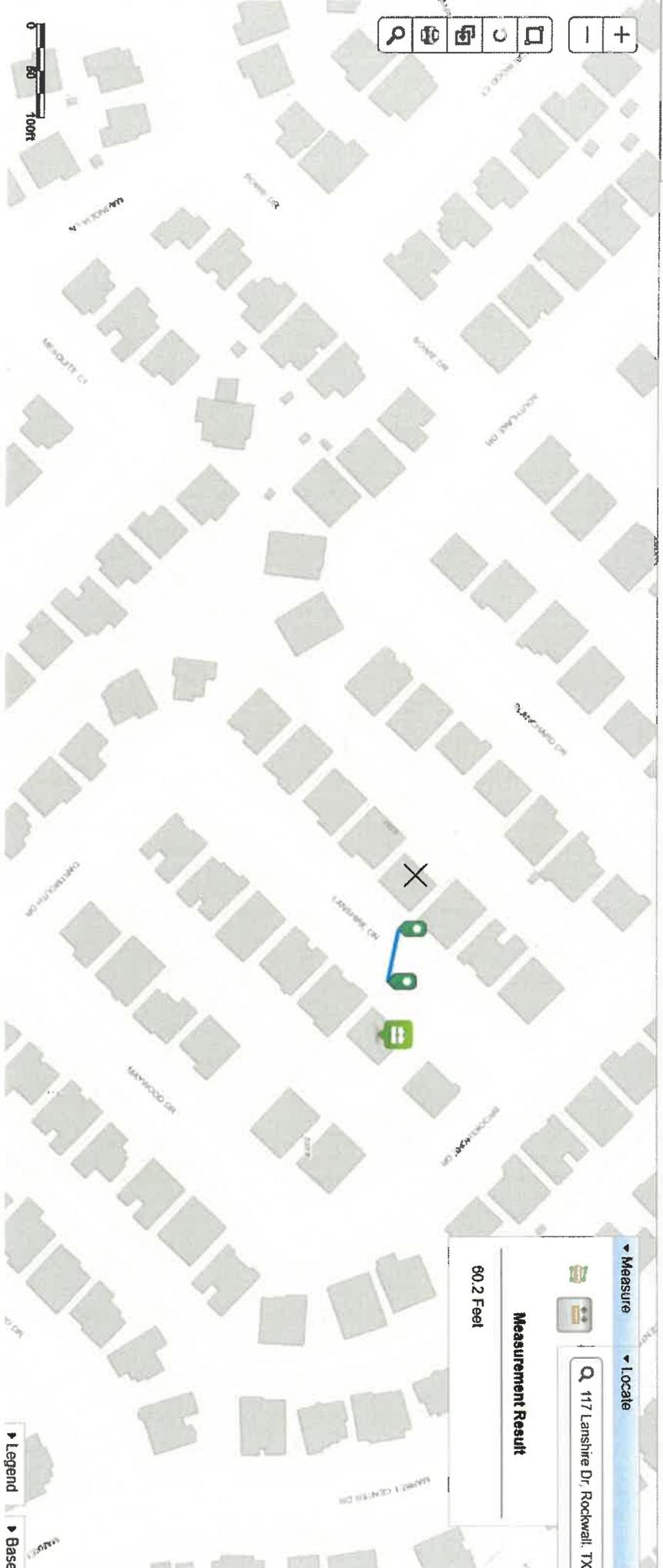
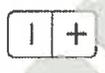
which could lead to challenges. Note that protections such as cancellation fees are not typically offered through home-share sites and refunds are typically at the discretion of the host.

In most cases, your homeowners or renters insurance policy will provide you with a fair amount of protection while you're traveling. Your personal belongings are covered against most losses, including theft or fire. Your personal property coverage for belongings outside your residence is 10% of coverage C (your total personal property amount) or up to \$1,000, whichever is greater. This is subject to a [deductible](#). This may be limited to theft alone on certain policies, so you'll need to check with your insurance company. Travel insurance is also a great option to consider while staying in an Airbnb or similar short-term rental.

Zebra tip: Always inform your insurance company of home-sharing

One of the most important things you can do before becoming an STR host is to inform your insurance company. The company can then help you determine what's covered by your current homeowners policy, as well as whether you'll need an Airbnb endorsement or altogether different coverage. Without informing your provider, you risk having gaps in your coverage or potentially violating the terms of your policy if your insurer does not allow vacation rentals.

<https://www.thezebra.com/homeowners-insurance/coverage/airbnb-insurance/#:~:text=Do%20you%20need%20commercial%20insurance.their%20home%20as%20an%20STR>



Measure

Locate

117 Lanshire Dr, Rockwall, TX

Measurement Result

60.2 Feet

PROJECT COMMENTS



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

DATE: 11/21/2024

PROJECT NUMBER: Z2024-059
PROJECT NAME: SUP for a STR at 117 Lanshire
SITE ADDRESS/LOCATIONS: 117 LANSHIRE DR

CASE CAPTION: Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a Specific Use Permit (SUP) for Short-Term Rental on a 0.1515-acre parcel of land identified as Lot 16, Block B, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	11/21/2024	Approved w/ Comments

11/21/2024: Z2024-059; Specific Use Permit (SUP) for a Short-Term Rental (STR) at 117 Lanshire Street
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 Short-Term Rental on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), and addressed as 117 Lanshire Drive.

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

M.3 For reference, include the case number (Z2024-059) 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 58.8-feet from an existing and permitted Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex).

M.7 Provide Color Photos of the home.

M.8 Review the attached draft ordinance prior to the December 10, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by December 3, 2024.

I.9 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 October 1, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 10, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 26, 2024.

I.10 The projected City Council meeting dates for this case will be December 16, 2024 (1st Reading) and January 6, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	11/19/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/20/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2024	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/19/2024	Approved
No Comments			



DEVELOPMENT APPLICATION

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

STAFF 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: 117 Lanshire Dr Rockwall TX 75081

SUBDIVISION: Lynden Park Estates Ph 3 LOT: 16 BLOCK:

GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: A1 CURRENT USE: Single family

PROPOSED ZONING: A1 PROPOSED USE: Short-term rental

ACREAGE: .25 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

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]

<input checked="" type="checkbox"/> OWNER	Daryl Schroeder	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	Daryl Schroeder	CONTACT PERSON	
ADDRESS	1205 Lake Glen Cir	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75081	CITY, STATE & ZIP	
PHONE	425-931-1518	PHONE	
E-MAIL	daryl.schroeder@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

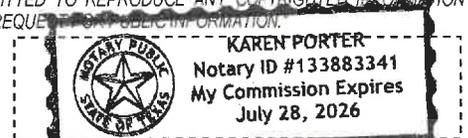
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF November, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2024

OWNER'S SIGNATURE

Daryl Schroeder
Karen Porter

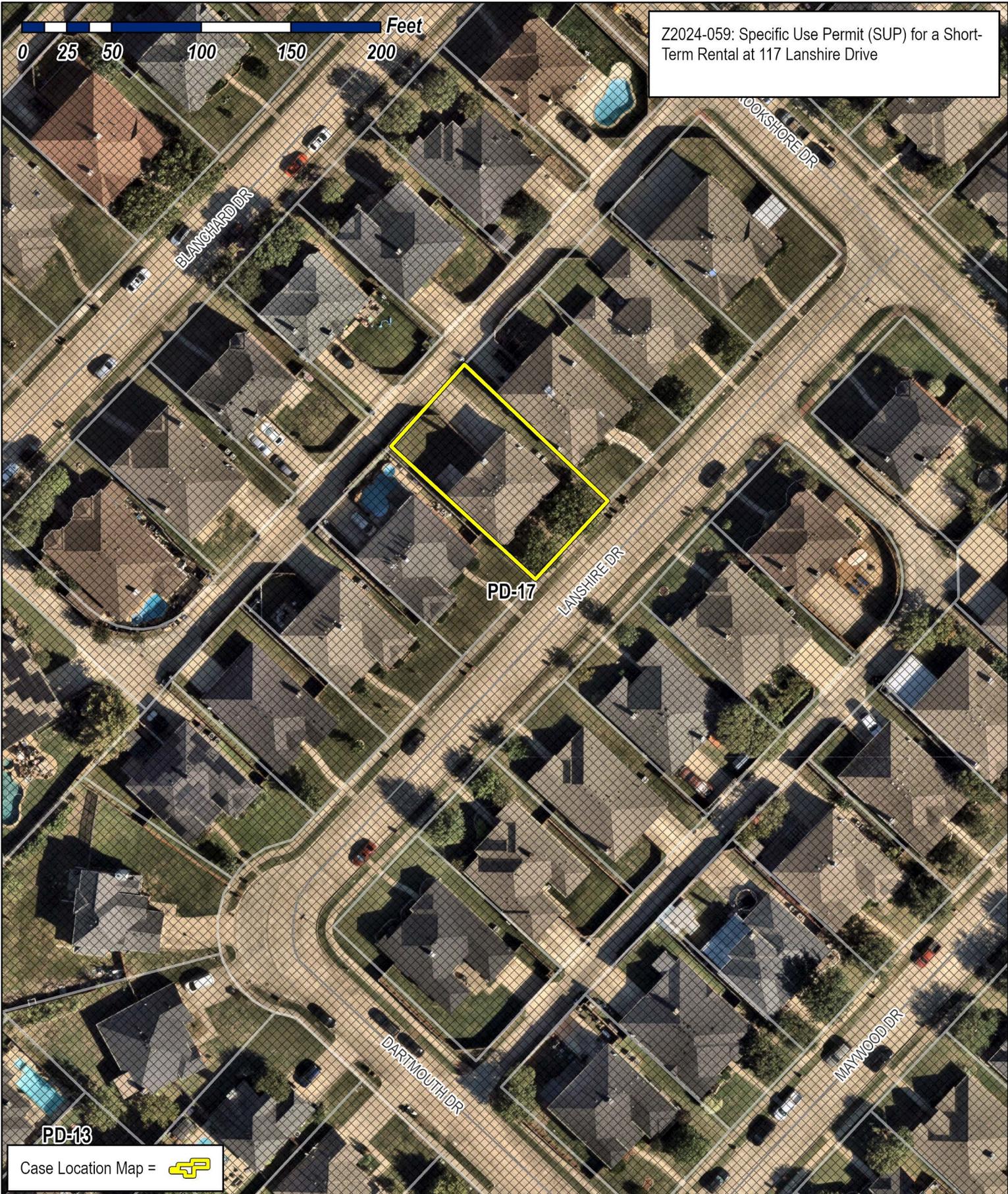
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 07/28/2026



Z2024-059: Specific Use Permit (SUP) for a Short-Term Rental at 117 Lanshire Drive



Case Location Map = 



City of Rockwall

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

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

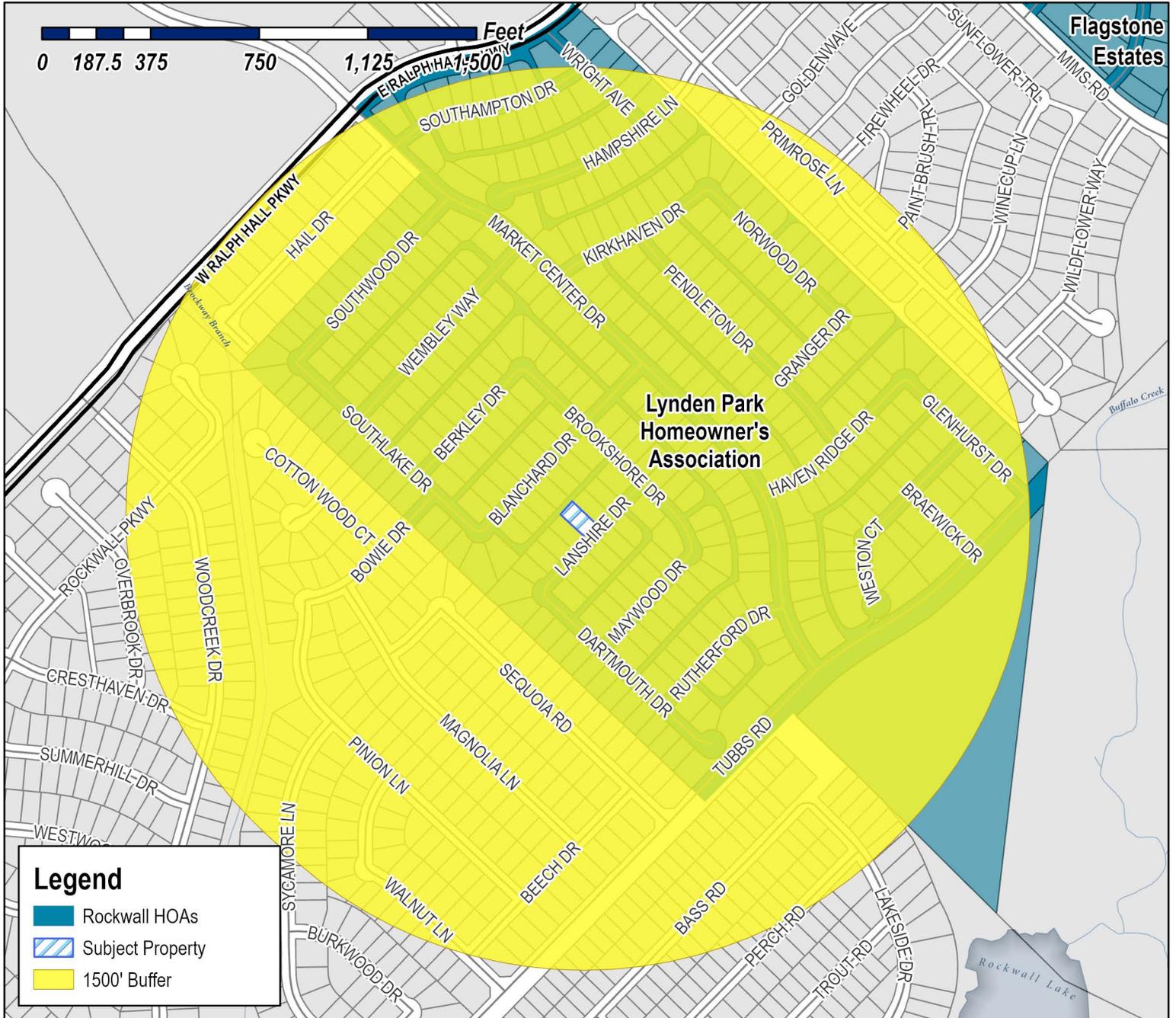




City of Rockwall

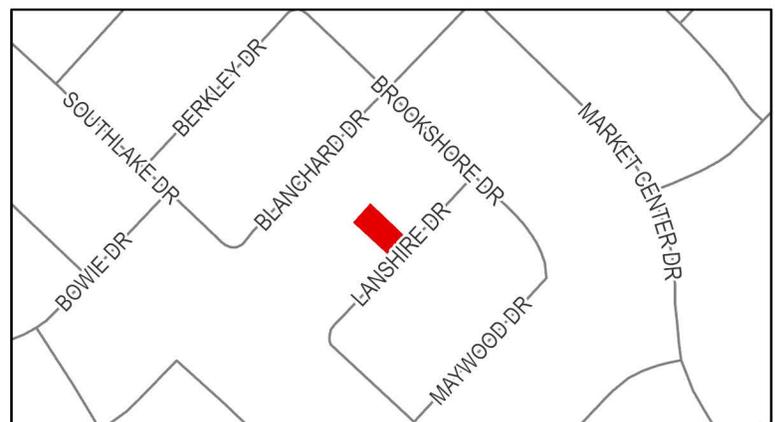
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-059
Case Name: Specific Use Permit (SUP) for a Short-Term Rental
Case Type: Zoning
Zoning: Planned Development District 17 (PD-17)
Case Address: 117 Lanshire Drive

Date Saved: 11/15/2024
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, November 20, 2024 2:02 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-059]
Attachments: HOA Map (11.15.2024).pdf; Public Notice (P&Z) (11.18.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, November 22, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-059: SUP for Short-Term Rental

Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a *Specific Use Permit (SUP) for Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.

Thank you,

Melanie Zavala

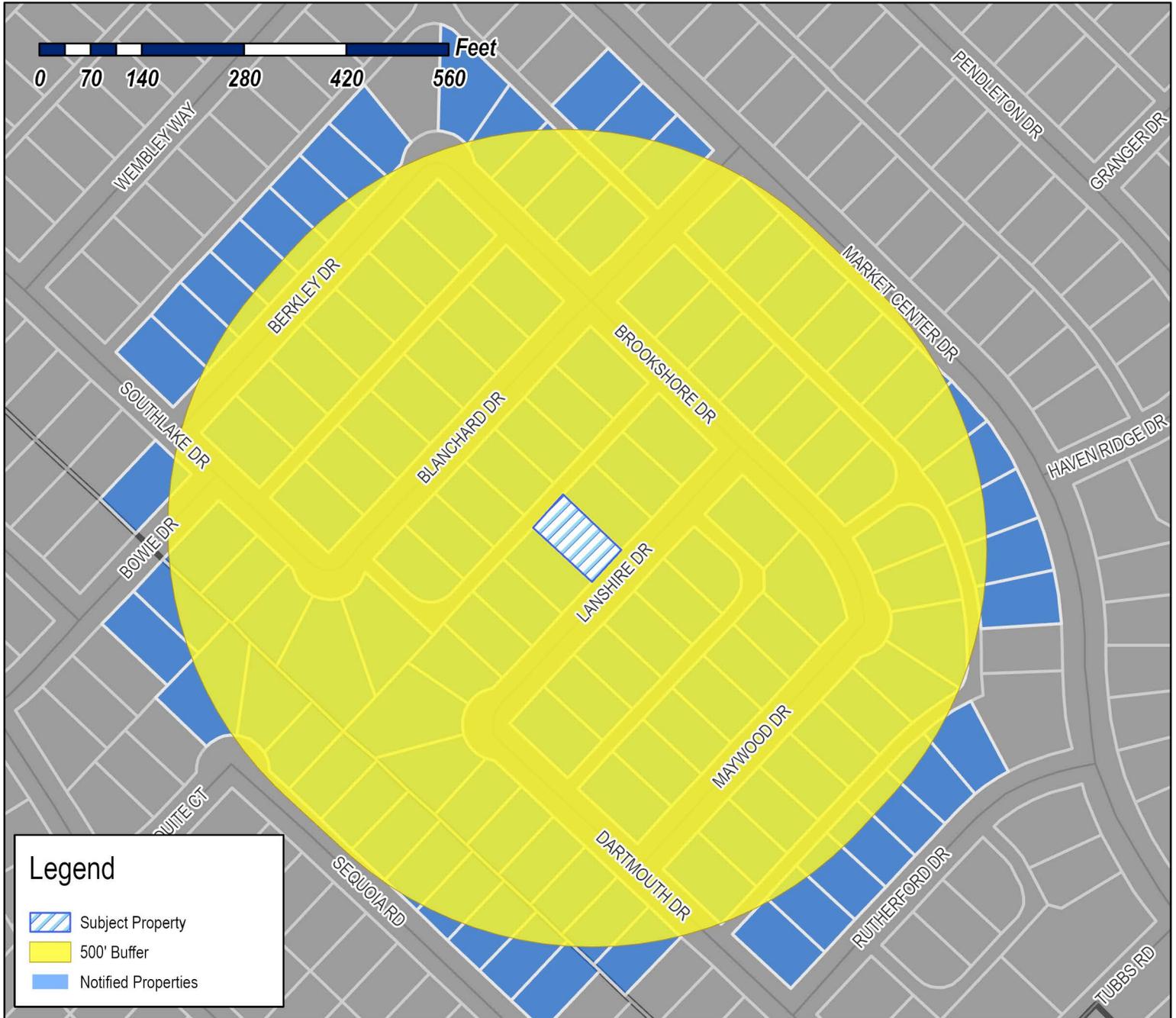
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](http://www.rockwalltx.gov/planning-zoning)
972-771-7745 Ext. 6568



City of Rockwall

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

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Case Number: Z2024-059
Case Name: Specific Use Permit (SUP) for a Short-Term Rental
Case Type: Zoning
Zoning: Planned Development District 17 (PD-17)
Case Address: 117 Lanshire Drive

Date Saved: 11/15/2024

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



HOLLAND STEVEN & NAOMI
100 BROOKSHORE DRIVE
ROCKWALL, TX 75032

PURCHASING FUND 2023-2, LLC
1001 S CAPITAL OF TEXAS HWY BLDG 1 STE 100
WEST LAKE HILLS, TX 78746

ISYA LIMITED PARTNERSHIP
1018 MOUNT AUBURN
DALLAS, TX 75223

KFLETSION SIMON HADEGE
102 BROOKSHORE DR
ROCKWALL, TX 75032

BURGETT BRYAN DELL
104 BROOKSHORE DR
ROCKWALL, TX 75032

CAMPBELL FLORENCE I
106 BROOKSHORE DR
ROCKWALL, TX 75032

STARNES CHARLES O & LORRAINE K
108 BROOKSHORE DR
ROCKWALL, TX 75032

RESIDENT
110 BROOKSHORE DR
ROCKWALL, TX 75032

OFFILL ROBERT L & CRYSTAL J
110 LANSHIRE DR
ROCKWALL, TX 75032

DELIZ CRYSTAL D
110 MAYWOOD DRIVE
ROCKWALL, TX 75032

RESIDENT
111 LANSHIRE DR
ROCKWALL, TX 75032

ENRIGHT THOMAS & ROXANNE
111 MAYWOOD DR
ROCKWALL, TX 75032

MARCIA GAIL BROWN BORDERS LIVING TRUST
111 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
112 MAYWOOD DR
ROCKWALL, TX 75032

GUAJARDO RAUL E & JORDANNE MORROW
112 BROOKSHORE DRIVE
ROCKWALL, TX 75032

RESIDENT
113 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
113 RUTHERFORD DR
ROCKWALL, TX 75032

GONZALEZ VICTOR M
113 MAYWOOD
ROCKWALL, TX 75032

CSH PROPERTY ONE, LLC
1131 W WARNER RD STE 102
TEMPE, AZ 85284

RESIDENT
114 MAYWOOD DR
ROCKWALL, TX 75032

GALLOWAY STEPHEN J & GWENDOLYN R
114 BROOKSHORE DR
ROCKWALL, TX 75032

LECLERC ANDRE
114 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
115 MAYWOOD DR
ROCKWALL, TX 75032

BOYLE HEBRON VICTORIA
115 LANSHIRE DR
ROCKWALL, TX 75032

LO CHAYRA & JUDY LAM
115 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
116 MAYWOOD DR
ROCKWALL, TX 75032

WAFER CHRISTOPHER D & WILANDA L
116 BROOKSHORE DR
ROCKWALL, TX 75032

TRAN NGOC AND XUYEN HUYNH
116 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
117 LANSHIRE DR
ROCKWALL, TX 75032

IGNACIO DAVID SCOTT A
117 BERKLEY DRIVE
ROCKWALL, TX 75032

LIMON MARIA ARACELY AND NORBERTO
117 MAYWOOD
ROCKWALL, TX 75032

CLARK ERIC DWAYNE & PATRICIA D
117 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
118 BROOKSHORE DR
ROCKWALL, TX 75032

RESIDENT
118 MAYWOOD DR
ROCKWALL, TX 75032

VAN HEYST DAUAN N & RANDALL
118 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
119 SOUTHLAKE DR
ROCKWALL, TX 75032

PAGADUAN KEVIN I & DEEJAY
119 LANSHIRE DRIVE
ROCKWALL, TX 75032

NUNEZ ARMANDO M & DELIA ANGUIANO
119 MAYWOOD
ROCKWALL, TX 75032

SOUMIE NAHNAH P
119 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
120 LANSHIRE DR
ROCKWALL, TX 75032

SAMMIS FLEETWOOD & MELONIE
120 MAYWOOD
ROCKWALL, TX 75032

WANI LLC
12048 S.E. 210TH STREET
KENT, WA 98031

RESIDENT
121 RUTHERFORD DR
ROCKWALL, TX 75032

CALAGUING MILA B
121 BERKLEY DR
ROCKWALL, TX 75032

WILLIAMS LATONYA
121 BLANCHARD DRIVE
ROCKWALL, TX 75032

UKPAI OGBEYALU
121 LANSHIRE DR
ROCKWALL, TX 75032

SIMONS EKATERINA SMIRNOVA & CHRISTOPHER
CLARK
121 MAYWOOD
ROCKWALL, TX 75032

RESIDENT
122 BERKLEY DR
ROCKWALL, TX 75032

MARROQUIN DOMINGO & CLAUDIA D
122 BLANCHARD DR
ROCKWALL, TX 75032

HOUSER MICKEY AND
JENNIFFER MALABOSA
122 LANSHIRE DRIVE
ROCKWALL, TX 75032

CORUJO JAMES AND JANISS
122 MAYWOOD DR
ROCKWALL, TX 75032

COZART MICHAEL
123 LANSHIRE DR
ROCKWALL, TX 75032

MAREZ SARAH E AND MICHAEL E
123 MAYWOOD DRIVE
ROCKWALL, TX 75032

JACKSON DALE E
123 RUTHERFORD DR
ROCKWALL, TX 75032

MYLES BOBBY J JR
123 SOUTHLAKE DR
ROCKWALL, TX 75032

BYERS JEFFREY
124 BROOKSHORE DR
ROCKWALL, TX 75032

CUELLAR JOEL A & MARTHA C
124 LANSHIRE DR
ROCKWALL, TX 75032

RODRIGUEZ RUBEN & LUCY
125 BERKLEY DR
ROCKWALL, TX 75032

ELKINS THOMAS
125 BLANCHARD DR
ROCKWALL, TX 75032

HUA THI THIEN HUONG
125 LANSHIRE DR
ROCKWALL, TX 75032

NABI NABIULLAH AND SIMIN
126 BERKLEY DRIVE
ROCKWALL, TX 75032

DUNN CLAYTON F AND JILLIAN
126 BLANCHARD
ROCKWALL, TX 75087

RESIDENT
127 SOUTHLAKE DR
ROCKWALL, TX 75032

FAY TERENCE R & RENEE L
127 LANSHIRE DR
ROCKWALL, TX 75032

MUCHILWA PHENIKE AND
OLVER SAMUEL
128 BROOKSHORE DRIVE
ROCKWALL, TX 75032

RESIDENT
129 BERKLEY DR
ROCKWALL, TX 75032

AL BANNA WALID AHMAD
129 BLANCHARD DR
ROCKWALL, TX 75032

SKYLES BRENDA RENEE AND RICHARD ERIC
HYATT
130 BERKLEY DR
ROCKWALL, TX 75032

PEMBERTON DAVID S & SABRINA
130 BLANCHARD DRIVE
ROCKWALL, TX 75032

BANKS LIDIA ELIZABETH & DARREL JAMES
131 SOUTHLAKE DRIVE
ROCKWALL, TX 75032

RESIDENT
132 BROOKSHORE DR
ROCKWALL, TX 75032

COKELEZ KENAN
132 SEQUOIA ROAD
ROCKWALL, TX 75032

PROPERTY RENAISSANCE INVESTMENTS LLC
1321 UPLAND DR UNIT 6293
HOUSTON, TX 77043

RESIDENT
133 BERKLEY DR
ROCKWALL, TX 75032

UDOFIA UKO
133 BLANCHARD DR
ROCKWALL, TX 75032

NAIDOO VINCENT PAUL & SCHENNEL PEREIRA &
PONAMAL NAIDOO
134 BERKLEY DR
ROCKWALL, TX 75032

BIRDSONG SERENA AND
BILLY COCHARD
134 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
135 SOUTHLAKE DR
ROCKWALL, TX 75032

RESIDENT
136 BROOKSHORE DR
ROCKWALL, TX 75032

RESIDENT
136 SEQUOIA RD
ROCKWALL, TX 75032

RESIDENT
137 BLANCHARD DR
ROCKWALL, TX 75032

WESTERVELT BARBARA
137 BERKLEY DR
ROCKWALL, TX 75032

RESIDENT
138 BERKLEY DR
ROCKWALL, TX 75032

RESIDENT
138 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
140 SEQUOIA RD
ROCKWALL, TX 75032

ROSARIO JUAN
140 BROOKSHORE DRIVE
ROCKWALL, TX 75032

DEDNER WANDA G
141 BERKLEY DR
ROCKWALL, TX 75032

MORGAN PAULA
141 BLANCHARD DR
ROCKWALL, TX 75032

JOSEPH STEPHEN K & JESSY
142 BERKLEY DR
ROCKWALL, TX 75032

CONFIDENTIAL
142 BLANCHARD DRIVE
ROCKWALL, TX 75032

NGUYEN VINH AND GINA
14264 FAITH DR
FRISCO, TX 75035

SEDLAK AMANDA MARIE
144 SEQUOIA ROAD
ROCKWALL, TX 75032

THOMAS MAKIA S
145 BERKLEY DR
ROCKWALL, TX 75032

TATUM LANCE & APRIL
145 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
146 BOWIE DR
ROCKWALL, TX 75032

GONZALEZ GRACIELA & ROLANDO
146 BERKLEY DR
ROCKWALL, TX 75032

MURPHY AUDREY LENEY ANDREWS
146 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
147 MESQUITE CT
ROCKWALL, TX 75032

RESIDENT
148 SEQUOIA RD
ROCKWALL, TX 75032

RESIDENT
150 BOWIE DR
ROCKWALL, TX 75032

BOYD SONIA B AND
MACEO R PRICE JR
150 BLANCHARD DRIVE
ROCKWALL, TX 75032

TUNNELL DAVID AND PENNY
152 SEQUOIA ROAD
ROCKWALL, TX 75032

ARGONAUT RENTALS SERIES B LLC
1521 FAIRFIELD DR
PLANO, TX 75074

SHAH VIREN
156 SEQUOIA
ROCKWALL, TX 75032

MENCHACA JENNIFER
160 SEQUOIA RD
ROCKWALL, TX 75032

KAO GEN FANG
161 PINE DR
PORT TOWNSEND, WA 98368

SUAREZ MARIA J & BETSY M
164 SEQUOIA RD
ROCKWALL, TX 75032

RIVERA ERIK
168 SEQUOIA RD
ROCKWALL, TX 75032

RIDGEWAY RYAN A & HARRIS H JORGENSEN
1935 WIND HILL RD
ROCKWALL, TX 75087

PANG SUSAN JANG
2033 HUNTCLIFFE CT
ALLEN, TX 75013

RESIDENT
225 DARTMOUTH DR
ROCKWALL, TX 75032

ARELLANO-CRUZ PAULA M AND FELIX
227 DARTMOUTH DR
ROCKWALL, TX 75032

TATE ANTHONY R
227 LUMSDEN CIR W APT 101
COLLIERVILLE, TN 38017

AUSTIN TAMIKA S
229 DARTMOUTH DR
ROCKWALL, TX 75032

RODRIGUEZ ROGELIO
231 DARTMOUTH DR
ROCKWALL, TX 75032

RESIDENT
233 DARTMOUTH DR
ROCKWALL, TX 75032

RATHMELL DONNA SUE
235 DARTMOUTH DR
ROCKWALL, TX 75032

SAGUM CHRISTOPHER AND MONICA
2351 BRITTAN AVE
SAN CARLOS, CA 94070

MANDARI EMILIANA
237 DARTMOUTH DR
ROCKWALL, TX 75032

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

AMERICAN HOMES 4 RENT PROPERTIES EIGHT
LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

LU TIANSHI
2840 CLEAR CREEK DRIVE
ROCKWALL, TX 75032

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

520 YFLK LLC
3105 CORNELL AVENUE
DALLAS, TX 75205

RAMIREZ RAUL JR
3145 MARKET CENTER DR
ROCKWALL, TX 75032

DASGUPTA MONOROMA & MALA DAS GUPTA
3149 MARKET CENTER DR
ROCKWALL, TX 75032

DOWLATSHAHI MIRABOUTALEB S
MOLLY D DOWLATSHAHI
3153 MARKET CENTER DR
ROCKWALL, TX 75032

ALVARADO DEANDRA CHRISTINE AND DANIEL
ALONSO
3159 MARKET CENTER DRIVE
ROCKWALL, TX 75032

ABU JENABO
3163 MARKET CENTER DRIVE
ROCKWALL, TX 75032

SANCHEZ RINA
3167 MARKET CENTER DR
ROCKWALL, TX 75032

RESIDENT
3171 MARKET CENTER DR
ROCKWALL, TX 75032

FIGUEROA MARISELA L AND
SUSAN L FIGUEROA
3175 MARKET CENTER DR
ROCKWALL, TX 75032

GLENN JUDITH J
3179 MARKET CENTER DR
ROCKWALL, TX 75032

PARKER EDDIE E
3181 MARKET CENTER DR
ROCKWALL, TX 75032

HUYNH ANNIE
3183 MARKET CENTER DR
ROCKWALL, TX 75032

IHNE FAMILY TRUST
WILLIAM F IHNE & HENRIETTA IHNE - TRUSTEES
3187 MARKET CENTER DR
ROCKWALL, TX 75032

NGUYEN JONATHAN L JR
3191 MARKET CENTER DR
ROCKWALL, TX 75032

SMIETANKO MIECZYSLAW Z SZPYRKO AND
MIROSLAWA AND
MAGDALENA SMIETANKO
3193 MARKET CENTER DR
ROCKWALL, TX 75032

LOZA FABIOLA ESTRADA
4518 CARMEL LN
ROWLETT, TX 75088

CHEN QINGSHENG & YAN FENG
4715 147TH PL SE
BELLEVUE, WA 98006

LIGHT JEFF
519 INTERSTATE 30 #140
ROCKWALL, TX 75032

YIP FRANCIS W AND MARGARET W
545 MOUNTAIN HOME DR
SAN JOSE, CA 95136

GJD REAL ESTATE LLC- 121 RUTHERFORD SERIES
637 FOREST BEND DRIVE
PLANO, TX 75025

ALSAMMAK PROPERTIES LLC- SERIES 3
7857 CR 542
NEVADA, TX 75173

ALSAMMAK AHMED AND
BAN AL TAIE
7858 CR 542
NEVADA, TX 75173

HUTCHINS MATTHEW AND JULIE
9 LANTERN DRIVE
HEATH, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

ELLIS MARK AND
DENISE HENRY
M/R
, TX

RSB TOKEN INVESTMENTS LLC
PO BOX 1664
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

HENDERSON NORMA
PO BOX 705
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

PUBLIC NOTICE



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

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

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

Z2024-059: SUP for Short Term Rental

Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a *Specific Use Permit (SUP)* for *Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, 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, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, December 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-059: SUP for 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



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]

DMSS 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.

DMSS 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.

DMSS 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.

DMSS 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*.

DMSS 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	117 Lanshire Dr	Zoning	Residential A1
Subdivision	Lynden Park Estates Phase 3	Lot	16 Block
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	Daryl Schroeder	Phone	425-931-1518
Mailing Address	1205 Lake Glen circle	City	Rockwall State TX Zip Code 75087
Email	dmss holdings 1@gmail.com		

RESPONSIBLE PARTY [PLEASE PRINT]

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

Same as Property Owner

Name		Phone	
Mailing Address		City	State Zip Code
Email			



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

REQUIREMENTS CHECKLIST

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

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

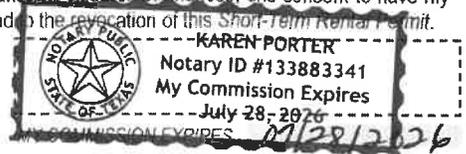
I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, 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 15 DAY OF November, 2024

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]
[Handwritten Signature]



PROPERTY OWNER'S CERTIFICATION

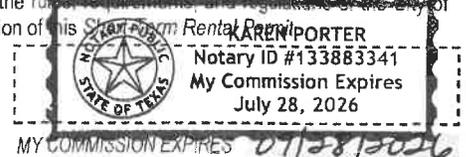
I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *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 15 DAY OF November, 2024

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]
[Handwritten Signature]



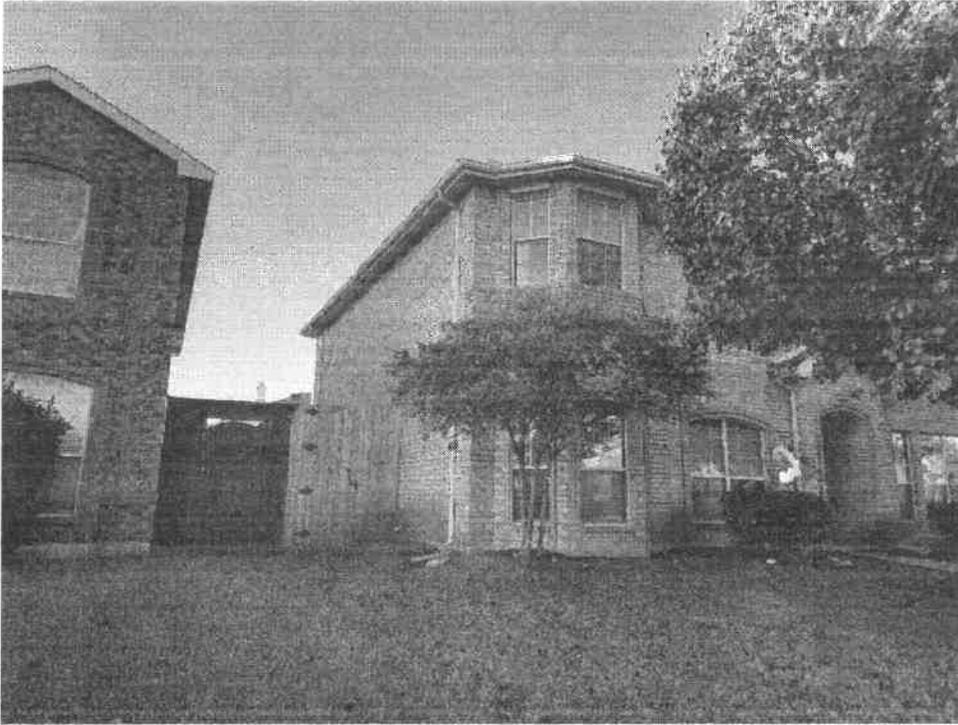


**117 Lanshire Drive
Rockwall Texas, 75087**

- Photos



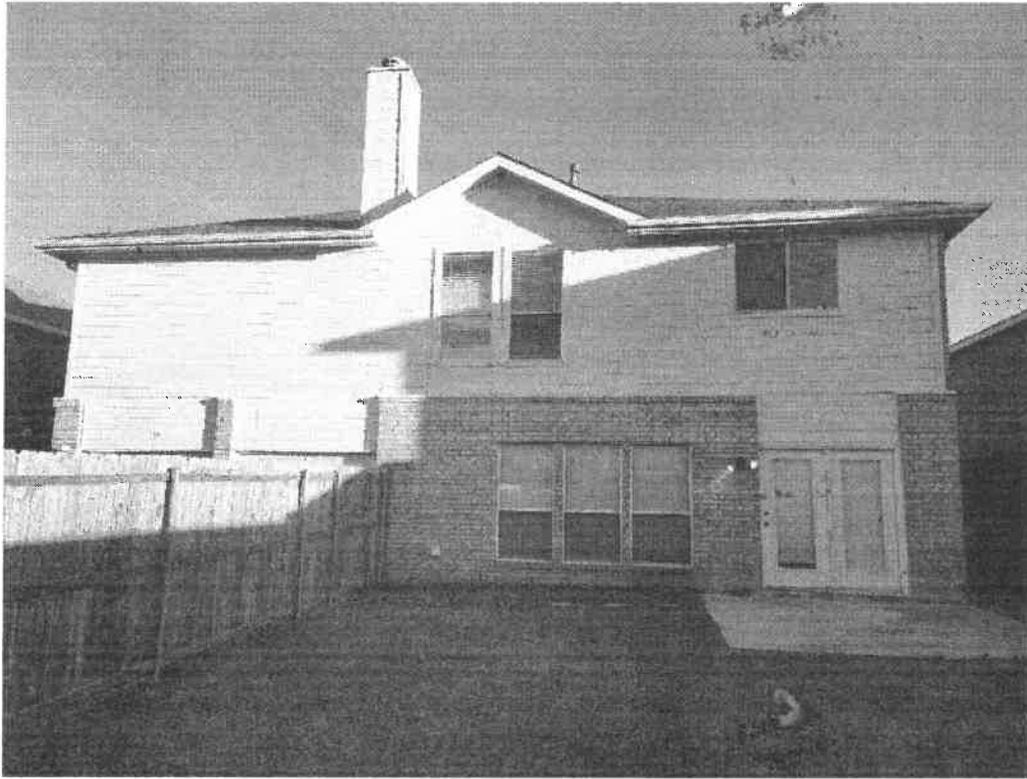
Front of House - Street View.



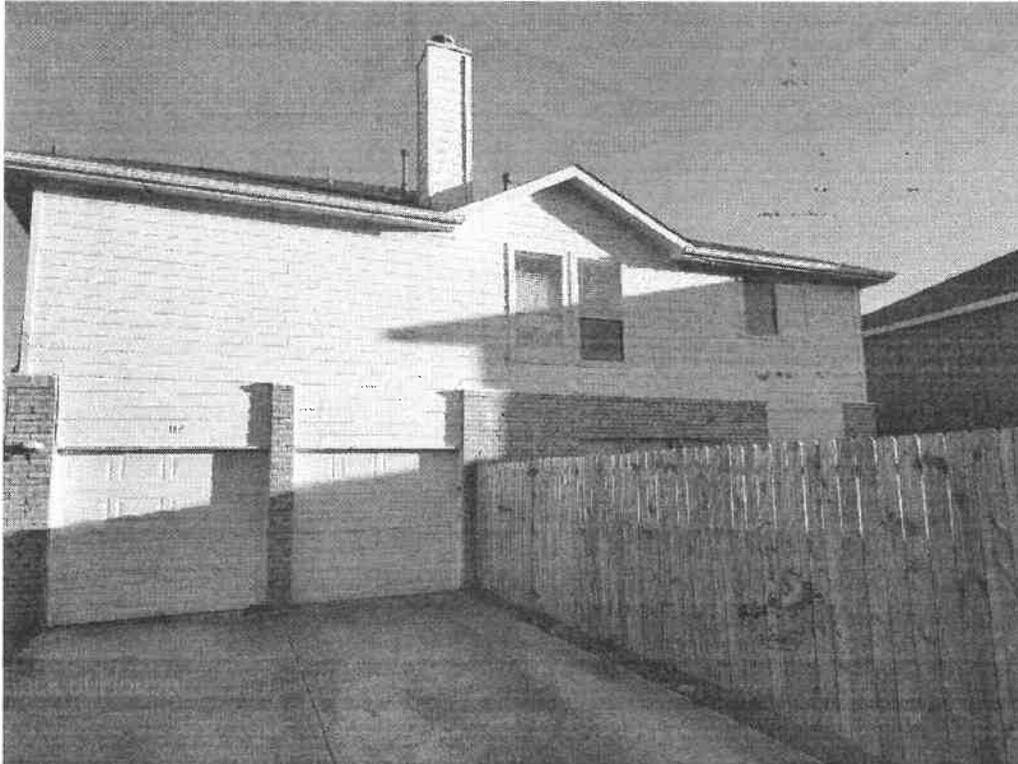
Left Front Side of House



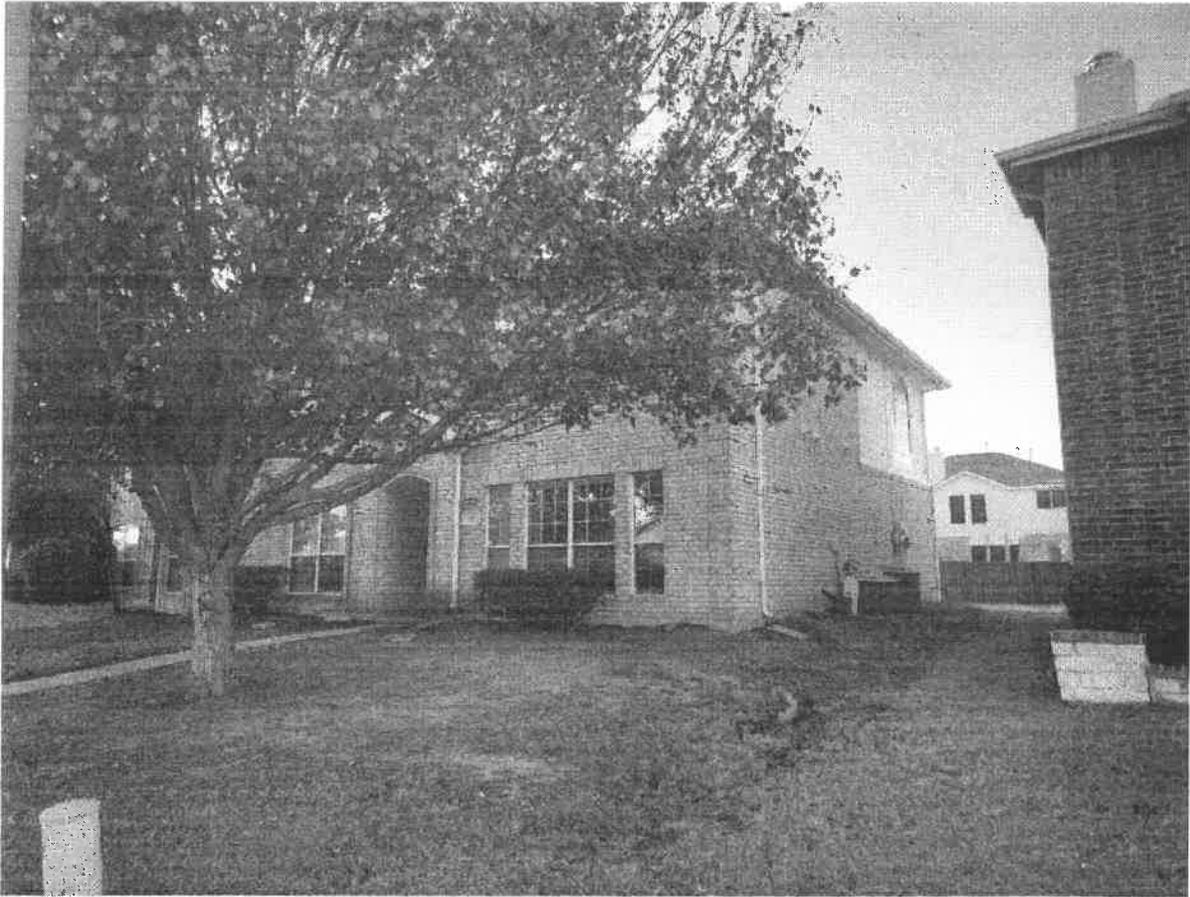
Left Back Side
of House



Back of House



Back of House - Garage Entry



Right Side of House



9800 Fredericksburg Road
San Antonio, Texas 78288

DARYL SCHROEDER
117 LANSHIRE DR
ROCKWALL, TX 75032

November 12, 2024

Reference: Existing USAA Rental Property Insurance Policy Summary

We're writing to provide the following summary of the USAA rental property policy:

Effective date of policy: October 18, 2024 12:01 a.m. local time
Policy expiration date: October 18, 2025 12:01 a.m. local time
Policy location: 117 LANSHIRE DR,
ROCKWALL, TX 75032
Policy number: GIC 017729247 80A
Named Insured: DARYL SCHROEDER

Description of coverage(s)

Dwelling coverage: \$559,000
Home Protector: Included
Personal belongings: \$5,000
Personal liability: \$500,000
Medical payments: \$5,000

Deductible(s)

All other perils: \$2,000
Wind and hail: 2.00% (\$11,180)

Revised Annual Premium: \$2,718.65

Mortgage clause: SFMC, LP
ISAOA/ATIMA
5408 W PLANO PARKWAY
PLANO, TX 75093

Loan number: 45001872529

Your Home Protector coverage, if included, provides you an additional 25% of dwelling coverage. Policy terms, conditions and exclusions apply.

Notification to Additional Interest Upon Cancellation

If this policy is canceled or not renewed, the mortgagee/lender will be properly notified at least 10 days before the date cancellation or nonrenewal takes effect.

If you have questions about the changes to the policy, please call us at 210-531-USAA (8722), our mobile shortcut #8722 or 800-531-8722. As always, we appreciate the opportunity to serve you.

Thank you,
USAA General Indemnity Company



SAMPLE SHORT TERM RENTAL PROOF OF INSURANCE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 06/04/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement.

PRODUCER: ABC Insurance Services, LLC
INSURED: Jane & John Doe
CONTACT NAME:
PHONE: 888-777-0000
FAX: 800-777-0001
E-MAIL: abcinsinfo@abc.com
ADDRESS:
INSURER(S) AFFORDING COVERAGE:
INSURER A: ABC Local Agents of Texas LLC

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL SUBR, POLICY NUMBER, POLICY EFF, POLICY EXP, LIMITS. Includes rows for Commercial General Liability, Automobile Liability, Umbrella Liab, and Workers Compensation.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional) Remarks Schedule, may be attached if more space is required

SHORT TERM RENTAL for: 1234 Sunny Place Circle, Rockwall, TX75087

CERTIFICATE HOLDER CANCELLATION

Additional Insured: City of Rockwall, 385 S Goliad St, Rockwall, TX 75087
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE



SHORT-TERM RENTALS

LIABILITY INSURANCE REQUIREMENTS

MUNICIPAL CODE OF ORDINANCES AND ARTICLE 04 AND 13 OF THE UDC ORDINANCE NO. 24-10:

7) Commercial Insurance. Each Short-Term Rental property shall be **required to have 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.** The applicant for a Short-Term Rental shall provide a copy of the certificate of insurance which shows the name insured, any additional insureds, the location address, the effective date, the coverage limit and type. The owner must notify the City of Rockwall within 30 days if the insurance status changes and provide the City with the updated insurance information. The Short-Term Rental Permit shall be revoked in accordance with Section 13-29, Revocation or Suspension of a Short-Term Rental Permit, of this Article if updated insurance information is not provided.

How does Airbnb home insurance work?

For homeowners considering renting their property as a short-term rental via a website like Airbnb, you must know whether or not your [homeowners insurance](#) provides the proper coverage. [Short-term rentals \(STRs\)](#) most often require additional [endorsements](#) or a new type of coverage altogether. Below, you'll find out how a typical homeowners policy handles home sharing, as well as some short-term rental insurance options that can help ensure that you are properly covered.

Key Takeaways

- Hosts of short-term rentals like Airbnbs require additional insurance to fully protect you and your belongings
- Airbnb offers its own type of insurance, but there are gaps in coverage that lead hosts to other options
- Some insurers offer home-sharing insurance options as an endorsement

Does standard homeowners insurance cover Airbnb properties?

Homeowners insurance coverage was developed to offer protection in the event of [perils](#) (causes of loss) such as [fire](#), lightning, and [wind](#). Things quickly get murky when you operate a [business from your home](#) — and insurers typically consider home-sharing a business activity.

If you rent out your property regularly, a standard homeowners policy isn't likely to provide adequate coverage. Home insurance policies often exclude [liability coverage](#) — including [bodily injury](#) and [property damage](#) — **for any business activity run from the home**. If you are relying solely on your homeowners policy for protection, you may be at risk of being underinsured. Exception: Most homeowners insurance policies offer protection for the occasional rental, as long as you inform the company beforehand.

Coverage by Policy Type for Short Term Rental Hosts

Coverage type	What it covers	Standard homeowners insurance	Other homeshare-specific policies	Standard landlord policy	Airbnb Insurance
Loss of rent coverage	Reimburses hosts for loss of rental income due to guest behavior	No	✓*	✓*	✓
Liability	Guest injuries and damages to property belonging to guests	Maybe**	✓	✓	✓
Personal Property	Covers damage to property belonging to you such as furniture and electronics	Maybe**	✓	✓	✓
Dwelling coverage	Covers the building itself and any damage that may arise	Maybe**	✓	✓	✓

*Coverage may be available but might require additional add-ons.

Claims accepted at the discretion of the carrier (most insurers won't cover claims resulting from commercial activity on your property under a standard home policy**).

The risks of home-sharing

Opening your home to strangers comes with some risks. Should a guest damage your belongings or incur bodily injury while staying on your property, you could be exposed to risk if you don't carry the correct insurance. Have a look at some of the most common risks of home-sharing below:

- Vandalism
- Theft
- Property damage
- Personal liability

Landlords may be liable for the actions of tenants renting out their apartments. If a guest is injured, the landlord — as the owner of the property — could be held liable depending on the situation. This is one reason that many leasing agreements explicitly prohibit home-sharing.

What is home-sharing insurance?

Home-sharing insurance refers to the portion of insurance coverage necessary to protect your home as you operate an STR. Regular home-sharing is considered to be a business activity, rendering your standard homeowners policy nullified as it does not protect business activity on your property.

A standard home insurance policy provides liability coverage and property damage, typically extending to the *property's guests and their belongings*. Once you begin operating your home as an STR, this coverage suite may leave gaps.

In some cases, insurance companies offer protection for Airbnb or VRBO hosts with tenants who stay only occasionally. Bear in mind, however, the major differences between a one-off rental situation and the operation of a dedicated Airbnb business. **To carry coverage in the latter case, you will need a home-sharing endorsement or a separate commercial insurance policy.**

Regular home-sharing is considered to be a business activity, and since standard homeowners policies do not cover this, you must add on an endorsement.

A short-term rental insurance [endorsement](#) may be available through your current insurance company. These cover theft and property damage. Certain endorsements may cover liability, theft, vandalism, as well as damage to guests' property.

However, if property rentals comprise a significant portion of your income, you may need to purchase a separate insurance policy. In many cases, a [landlord policy](#) may suffice. Landlord insurance covers the [primary dwelling](#), [other structures](#) on the property, [personal property](#) inside the dwelling, lost rental income, and any liability claims filed against you.

Zebra tip: Consider specialized home-sharing insurance policies

Companies like Proper Insurance sell insurance products specifically tailored to Airbnb and the home-sharing industry. This is often known as **short-term rental insurance**. These policies cover issues such as accidental damage to property, infestations, and [mold](#). They also increase your personal liability coverage substantially, even covering legal fees in the event claims are made against you.

Does Airbnb offer insurance?

Some home-sharing companies offer a form of coverage for hosts. For instance, **Airbnb offers protection through their own program called AirCover,^[1]** which is free for hosts and automatically included. AirCover is the name of the overall protection plan and comprises three programs: **Host Damage Protection,^[2] Host Liability Insurance,^[3]** and **Experience Liability Insurance.**

The majority of hosts on the Airbnb platform rent out their homes for standard lodging purposes. Airbnb Experiences^[4] differ in that they include in-person activities hosted by local experts, often offering activities like cooking classes, nature-based experiences and exercise. Because such experiences pose a unique level of risk, hosts who participate are covered by the Experience Liability insurance section of AirCover.

For everyone else, the other sections of AirCover protect you and your property. Let's take a deeper look at Host Damage Protection and Host Liability Insurance.



Host damage protection: Provides up to \$1 million in property damage coverage.

- What is covered: Damage caused by guests, unexpected cleaning costs due to the behavior of a guest, income lost if you are forced to cancel a booking due to damage caused by a guest.
- What's not covered: Damage from wear and tear, loss due to acts of nature, injury or property damage to guests



Host liability protection: Provides up to \$1 million in coverage for guests' property damage or bodily injury.

- What is covered: Bodily injury to a guest, damage or theft of guest property, damage caused by a guest in common areas.
- What is not covered: Intentional damage, damage to your personal property.

It's important to be aware of the gaps in Airbnb's insurance coverage. Airbnb Host Protection Insurance **does not cover loss of income, intentional acts, or mold.** It is not intended as a replacement for homeowners insurance, and **should instead be treated as supplementary protection to your primary coverage.** Also, be aware that the claims process can be tedious, as claims go through Airbnb directly and are not handled by your own insurance company.

Insurance for VRBO, HomeAway, FlipKey, onefinestay, and others

Sites like VRBO, Homeaway, FlipKey, and onefinestay offer guidance on recommended insurance coverage for hosts. **VRBO suggests using a vacation rental policy.** The company worked to help design the coverage to suit the needs of its users. **It is designed to cover homes that rotate between being rented out, being owner-occupied, and sitting empty for long periods. VRBO insurance is offered via Proper Insurance.**

HomeAway offers \$1 million in liability coverage for its users, while Onefinestay has a policy underwritten by a syndicate of Lloyd's of London, though the details on the coverage are vague. FlipKey suggests finding an insurance company that offers home-sharing coverage.

Research exactly what is covered by your home-sharing network and how it works with your current homeowners insurance. This can help you avoid gaps in coverage for whichever STR platform you choose to utilize.



Why you still need insurance even with Airbnb's damage policy

While the damage policy serves as one layer of protection, you still need the proper insurance policy to fill in the gaps. Airbnb's security deposits and Host Damage Protection plans offer coverage for damages made by the behavior of a guest, but damages caused by other perils will not be covered. **This is where your home-sharing insurance policy kicks in. Airbnb recommends thinking of supplemental insurance as a must have, rather than a "nice-to-have."**^[6]

[Learn more about Airbnb statistics.](#)

Does renters insurance cover Airbnb and home-sharing networks?

If you rent your home, it may still be possible to advertise it on a home-sharing site as a rental (referred to as rental arbitrage). The first thing you'll need to do, however, is to check with your landlord to verify that this is allowed. Many leases explicitly prohibit such activity, so it always pays to check. Some renters forgo getting permission from their landlord, which can lead to trouble if an insurance claim is necessary, potentially resulting in eviction.

After receiving your landlord's consent, the next step is to consult your [renters insurance](#) policy to check for any restrictions. Some insurers may not allow you to rent out your apartment for longer than a certain duration, while others might restrict how much money you're allowed to make via home rentals each year. Some renters insurance companies may not offer STR coverage at all.

As with homeowners insurance, it's always wise to check with your renters insurance company to explore your options.

The best insurance companies for Airbnb hosts

Not every [homeowners insurance company](#) looks kindly on home-sharing. The sharing economy has forced insurance companies to change how they provide coverage. As with [ride-sharing](#), some insurers have responded with special short-term rental insurance options for home-sharing. Along with the limited liability insurance policy offered by most home-sharing companies, other insurance carriers offer options, including:

- Allstate HostAdvantage^[6]: This program from Allstate protects against theft and damage to personal property up to \$10,000 per rental period.
- Erie Homeshare^[7]: Erie's product offers coverage for property damage, theft and liability claims, and is only available for the insured's primary residence.
- Proper Insurance^[8]: This home-sharing policy operates a bit differently than others in that these plans are written as business policies that are meant to replace your existing plan. Proper takes components of commercial, personal, tenant and unoccupied policies to create a custom coverage suite for hosts.

Does Airbnb offer insurance for guests?

Yes, coverage provided to hosts through Airbnb explicitly covers injuries and damages to your personal property. However, be aware that the claims process in these situations often goes through the host,

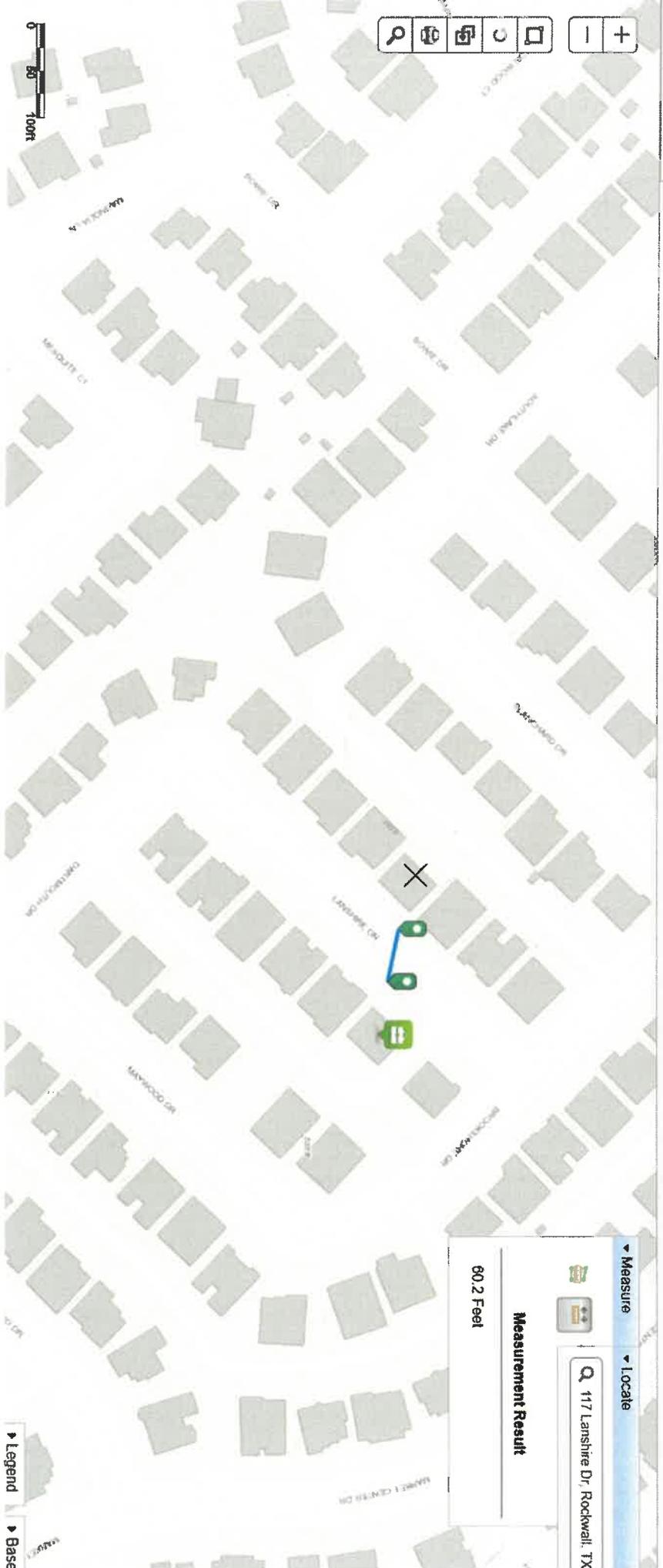
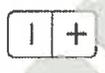
which could lead to challenges. Note that protections such as cancellation fees are not typically offered through home-share sites and refunds are typically at the discretion of the host.

In most cases, your homeowners or renters insurance policy will provide you with a fair amount of protection while you're traveling. Your personal belongings are covered against most losses, including theft or fire. Your personal property coverage for belongings outside your residence is 10% of coverage C (your total personal property amount) or up to \$1,000, whichever is greater. This is subject to a [deductible](#). This may be limited to theft alone on certain policies, so you'll need to check with your insurance company. Travel insurance is also a great option to consider while staying in an Airbnb or similar short-term rental.

Zebra tip: Always inform your insurance company of home-sharing

One of the most important things you can do before becoming an STR host is to inform your insurance company. The company can then help you determine what's covered by your current homeowners policy, as well as whether you'll need an Airbnb endorsement or altogether different coverage. Without informing your provider, you risk having gaps in your coverage or potentially violating the terms of your policy if your insurer does not allow vacation rentals.

<https://www.thezebra.com/homeowners-insurance/coverage/airbnb-insurance/#:~:text=Do%20you%20need%20commercial%20insurance.their%20home%20as%20an%20STR>



Measure

Locate

117 Lanshire Dr, Rockwall, TX

Measurement Result

60.2 Feet





STR2024-3481 **X**

Short Term Rental

Ca Object ID:	187140
Number:	STR2024-3481
Type:	STR
Type Description:	Short Term Rental
SubType:	STRNOWNOCC
SubType Description:	Non-Owner-Occupied
Tag:	STR - ISSUED
Location:	114 LANSHIRE DR
Status:	ISSUED
Accepted By:	cherbst
Accepted Date:	6/28/2024 2:07:10 PM
Initiated By:	cherbst
Initiated Date:	6/28/2024 2:16:57 PM
License:	N

[Zoom to](#)

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 17 (PD-17) 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 0.1515-ACRE PARCEL OF LAND IDENTIFIED AS LOT 16, BLOCK D, LYNDEN PARK ESTATES, PHASE 3, 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 Trenton Austin for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Street, 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 17 (PD-17) 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 17 (PD-17) 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 17 (PD-17); 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 6th DAY OF JANUARY, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

Exhibit 'A'
Legal Description

Address: 114 Lanshire Drive

Legal Description: Lot 16, Block D, Lyden Park Estates, Phase 3



Exhibit 'B':
Short-Term Rental Permit Application



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

<small>STAFF USE ONLY</small>
RECEIVED BY:
DATE RECEIVED:
STR PERMIT NO.

ACKNOWLEDGEMENTS BY PROPERTY OWNER (PLEASE INITIAL BY EACH STATEMENT)

DMSS 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.

DMSS 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.

DMSS 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.

DMSS 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*.

DMSS 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	117 Lanshire Dr	Zoning	Residential A1
Subdivision	Lynden Park Estates Phase 3	Lot	16
General Location		Block	

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	Daryl Schroeder	Phone	425-931-1578
Mailing Address	1205 Lake Glen circle	City	Rockwall State TX Zip Code 75087
Email	dmss holdings 1@gmail.com		

RESPONSIBLE PARTY (PLEASE PRINT)

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

Same as Property Owner

Name	Phone		
Mailing Address	City	State	Zip Code
Email			

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

**Exhibit 'B':
Short-Term Rental Permit Application**



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

REQUIREMENTS CHECKLIST

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

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

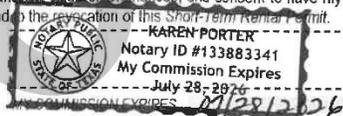
I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, 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 15 DAY OF November, 2024

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
[Signature]



PROPERTY OWNER'S CERTIFICATION

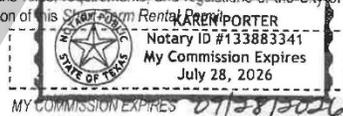
I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *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 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 15 DAY OF November, 2024

PROPERTY OWNER'S SIGNATURE

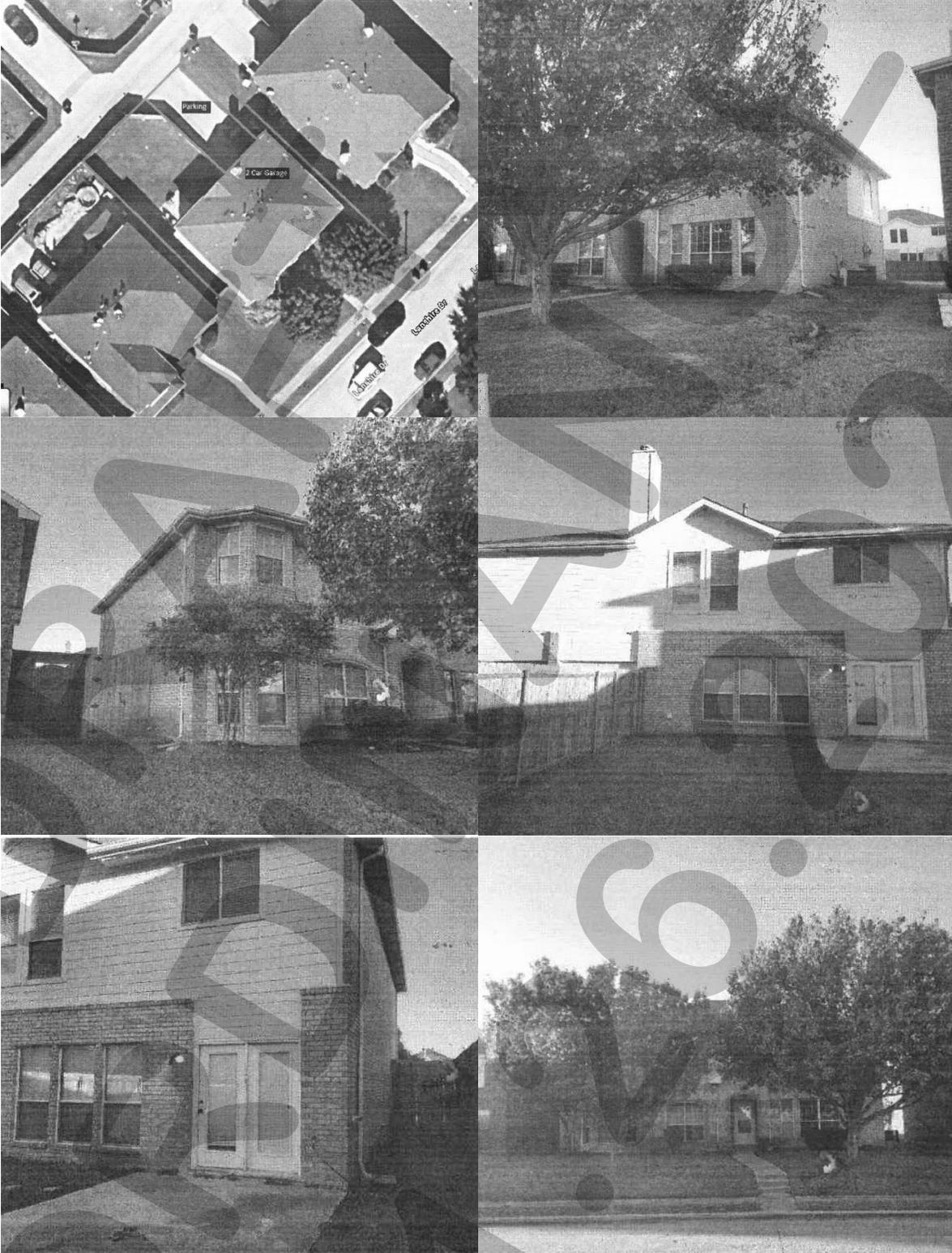
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
[Signature]



SHORT-TERM RENTAL APPLICATION AND REGISTRATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 774-7769

Exhibit 'C'
Short-Term Rental Photographs



PROJECT COMMENTS



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

DATE: 11/21/2024

PROJECT NUMBER: Z2024-059
PROJECT NAME: SUP for a STR at 117 Lanshire
SITE ADDRESS/LOCATIONS: 117 LANSHIRE DR

CASE CAPTION: Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a Specific Use Permit (SUP) for Short-Term Rental on a 0.1515-acre parcel of land identified as Lot 16, Block B, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	11/21/2024	Approved w/ Comments

11/21/2024: Z2024-059; Specific Use Permit (SUP) for a Short-Term Rental (STR) at 117 Lanshire Street
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 Short-Term Rental on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), and addressed as 117 Lanshire Drive.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (Z2024-059) 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 58.8-feet from an existing and permitted Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex).

M.7 Provide Color Photos of the home.

M.8 Review the attached draft ordinance prior to the December 10, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by December 3, 2024.

I.9 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 October 1, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 10, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 26, 2024.

I.10 The projected City Council meeting dates for this case will be December 16, 2024 (1st Reading) and January 6, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	11/19/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/20/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2024	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/19/2024	Approved
No Comments			



DEVELOPMENT APPLICATION

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

STAFF 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 117 Lanshire Dr Rockwall TX 75081

SUBDIVISION Lynden Park Estates Ph 3 LOT 16 BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING A1 CURRENT USE Single family

PROPOSED ZONING A1 PROPOSED USE Short-term rental

ACREAGE .25 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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]

<input checked="" type="checkbox"/> OWNER	<u>Daryl Schroeder</u>	<input type="checkbox"/> APPLICANT	<u></u>
CONTACT PERSON	<u>Daryl Schroeder</u>	CONTACT PERSON	<u></u>
ADDRESS	<u>1205 Lake Glen Cir</u>	ADDRESS	<u></u>
CITY, STATE & ZIP	<u>Rockwall TX 75081</u>	CITY, STATE & ZIP	<u></u>
PHONE	<u>425-931-1518</u>	PHONE	<u></u>
E-MAIL	<u>daryl.schroeder@gmail.com</u>	E-MAIL	<u></u>

NOTARY VERIFICATION [REQUIRED]

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

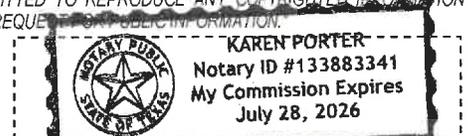
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF November, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2024

OWNER'S SIGNATURE

Daryl Schroeder
Karen Porter

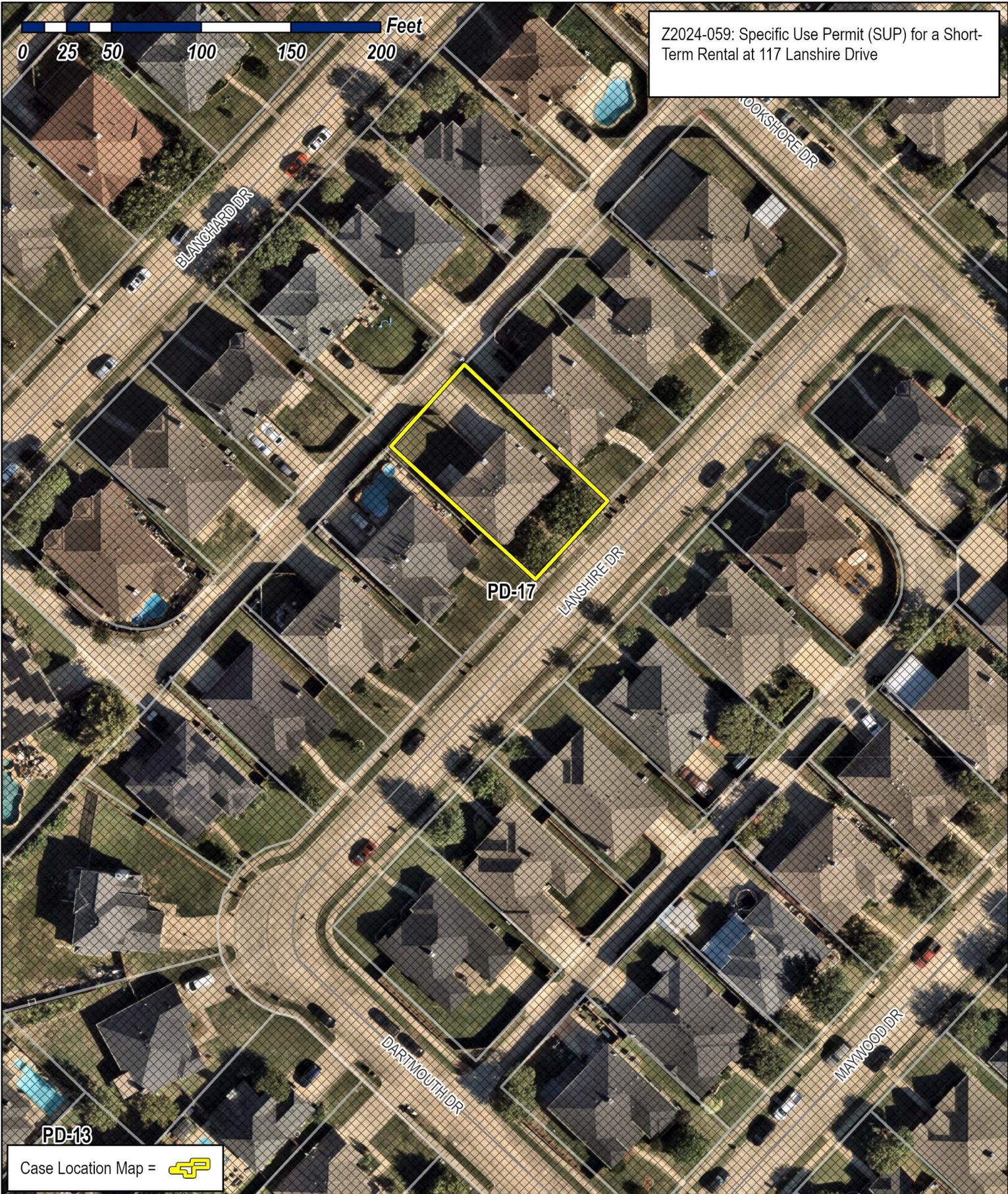
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 07/28/2026



Z2024-059: Specific Use Permit (SUP) for a Short-Term Rental at 117 Lanshire Drive



Case Location Map = 



City of Rockwall

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

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

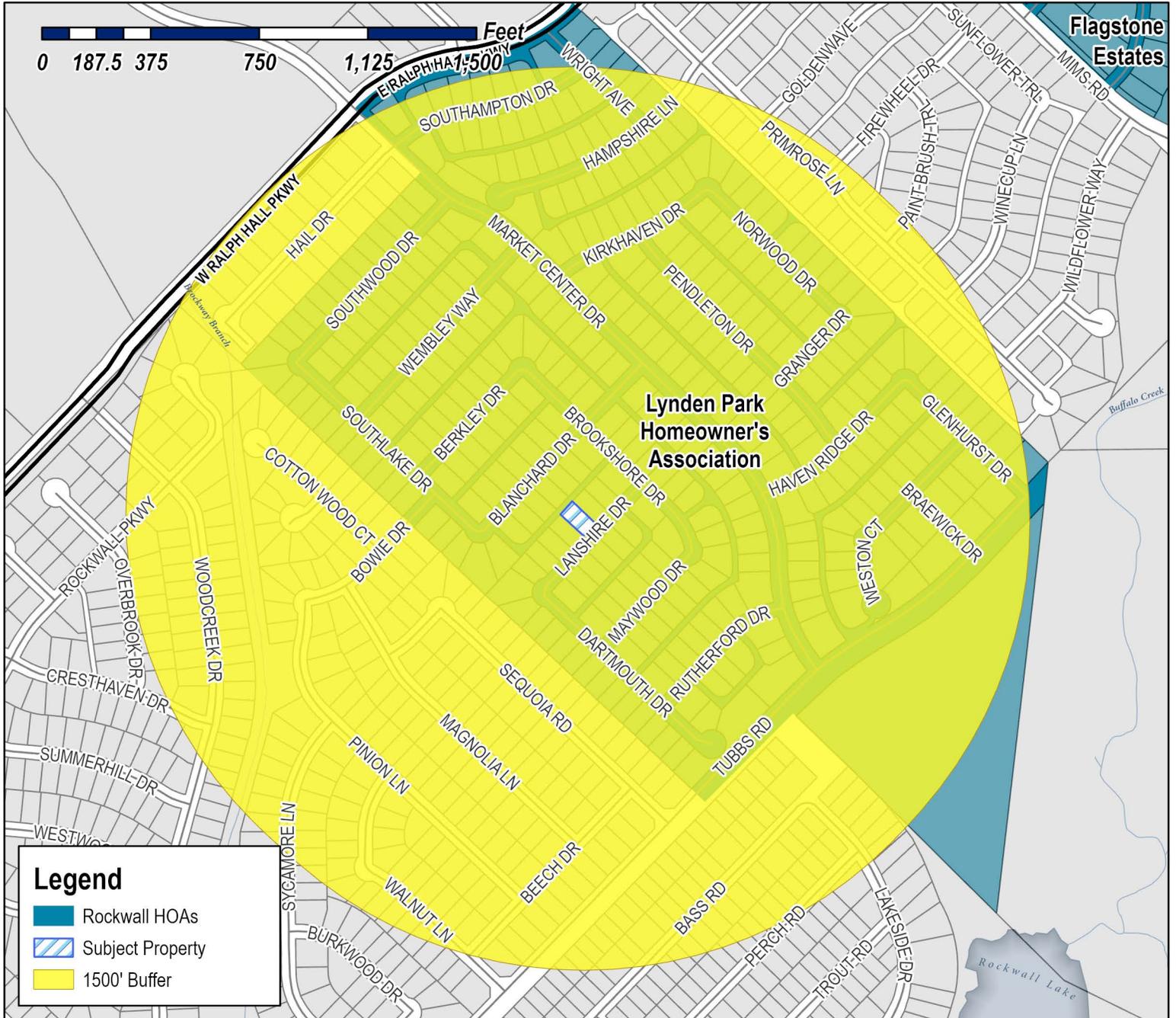




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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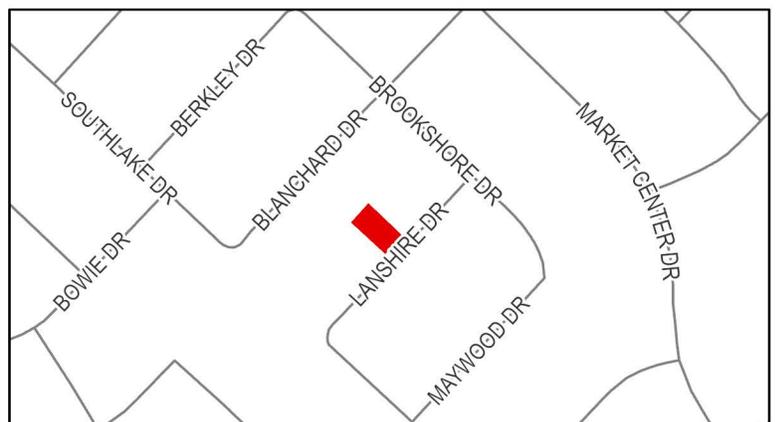
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Case Number: Z2024-059
Case Name: Specific Use Permit (SUP) for a Short-Term Rental
Case Type: Zoning
Zoning: Planned Development District 17 (PD-17)
Case Address: 117 Lanshire Drive

Date Saved: 11/15/2024

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



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, November 20, 2024 2:02 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-059]
Attachments: HOA Map (11.15.2024).pdf; Public Notice (P&Z) (11.18.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, November 22, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-059: SUP for Short-Term Rental

Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a *Specific Use Permit (SUP) for Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.

Thank you,

Melanie Zavala

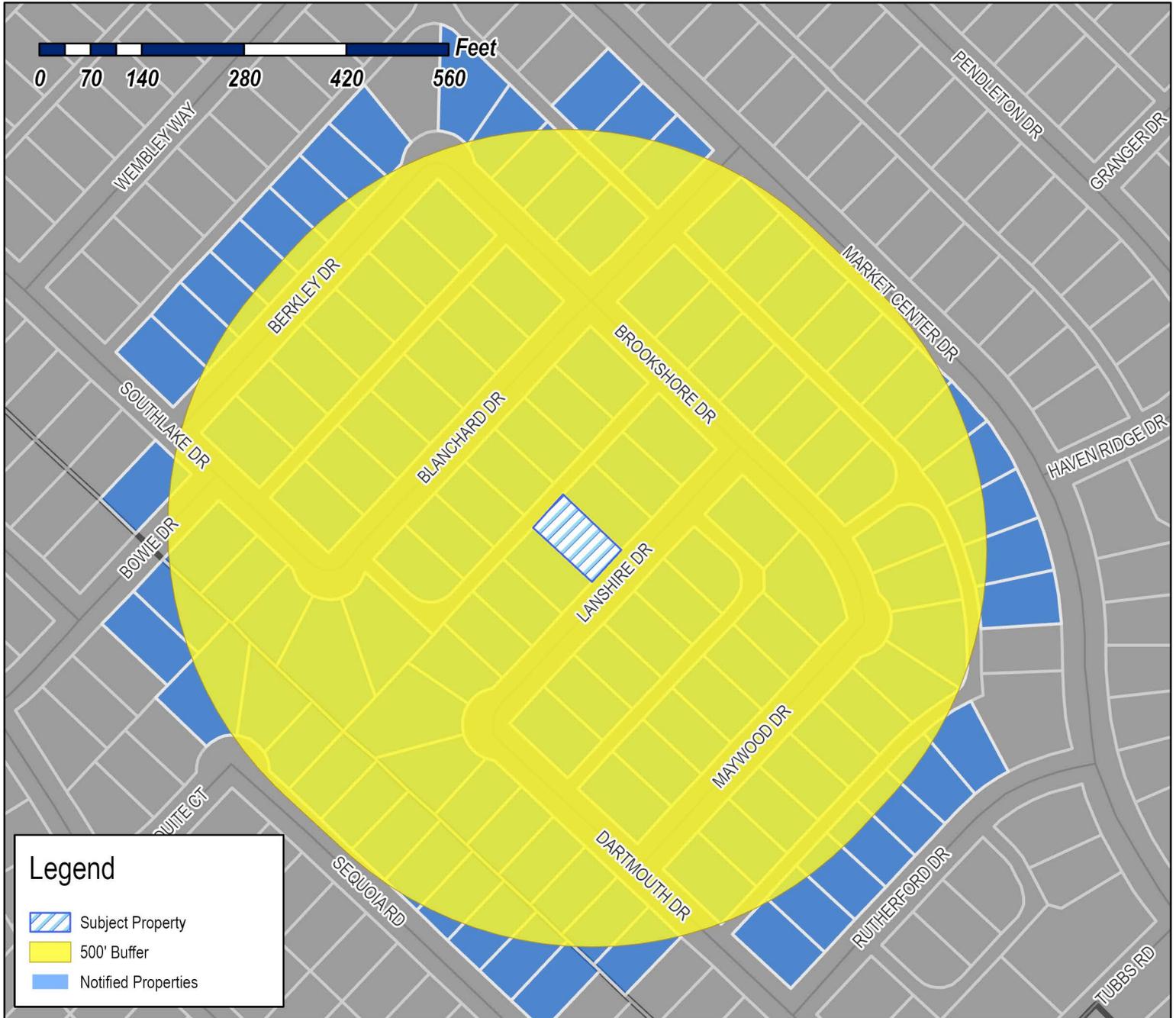
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](http://www.rockwalltx.gov/planning-zoning)
972-771-7745 Ext. 6568



City of Rockwall

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

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Case Number: Z2024-059
Case Name: Specific Use Permit (SUP) for a Short-Term Rental
Case Type: Zoning
Zoning: Planned Development District 17 (PD-17)
Case Address: 117 Lanshire Drive

Date Saved: 11/15/2024

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



HOLLAND STEVEN & NAOMI
100 BROOKSHORE DRIVE
ROCKWALL, TX 75032

PURCHASING FUND 2023-2, LLC
1001 S CAPITAL OF TEXAS HWY BLDG 1 STE 100
WEST LAKE HILLS, TX 78746

ISYA LIMITED PARTNERSHIP
1018 MOUNT AUBURN
DALLAS, TX 75223

KFLETSION SIMON HADEGE
102 BROOKSHORE DR
ROCKWALL, TX 75032

BURGETT BRYAN DELL
104 BROOKSHORE DR
ROCKWALL, TX 75032

CAMPBELL FLORENCE I
106 BROOKSHORE DR
ROCKWALL, TX 75032

STARNES CHARLES O & LORRAINE K
108 BROOKSHORE DR
ROCKWALL, TX 75032

RESIDENT
110 BROOKSHORE DR
ROCKWALL, TX 75032

OFFILL ROBERT L & CRYSTAL J
110 LANSHIRE DR
ROCKWALL, TX 75032

DELIZ CRYSTAL D
110 MAYWOOD DRIVE
ROCKWALL, TX 75032

RESIDENT
111 LANSHIRE DR
ROCKWALL, TX 75032

ENRIGHT THOMAS & ROXANNE
111 MAYWOOD DR
ROCKWALL, TX 75032

MARCIA GAIL BROWN BORDERS LIVING TRUST
111 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
112 MAYWOOD DR
ROCKWALL, TX 75032

GUAJARDO RAUL E & JORDANNE MORROW
112 BROOKSHORE DRIVE
ROCKWALL, TX 75032

RESIDENT
113 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
113 RUTHERFORD DR
ROCKWALL, TX 75032

GONZALEZ VICTOR M
113 MAYWOOD
ROCKWALL, TX 75032

CSH PROPERTY ONE, LLC
1131 W WARNER RD STE 102
TEMPE, AZ 85284

RESIDENT
114 MAYWOOD DR
ROCKWALL, TX 75032

GALLOWAY STEPHEN J & GWENDOLYN R
114 BROOKSHORE DR
ROCKWALL, TX 75032

LECLERC ANDRE
114 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
115 MAYWOOD DR
ROCKWALL, TX 75032

BOYLE HEBRON VICTORIA
115 LANSHIRE DR
ROCKWALL, TX 75032

LO CHAYRA & JUDY LAM
115 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
116 MAYWOOD DR
ROCKWALL, TX 75032

WAFER CHRISTOPHER D & WILANDA L
116 BROOKSHORE DR
ROCKWALL, TX 75032

TRAN NGOC AND XUYEN HUYNH
116 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
117 LANSHIRE DR
ROCKWALL, TX 75032

IGNACIO DAVID SCOTT A
117 BERKLEY DRIVE
ROCKWALL, TX 75032

LIMON MARIA ARACELY AND NORBERTO
117 MAYWOOD
ROCKWALL, TX 75032

CLARK ERIC DWAYNE & PATRICIA D
117 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
118 BROOKSHORE DR
ROCKWALL, TX 75032

RESIDENT
118 MAYWOOD DR
ROCKWALL, TX 75032

VAN HEYST DAUAN N & RANDALL
118 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
119 SOUTHLAKE DR
ROCKWALL, TX 75032

PAGADUAN KEVIN I & DEEJAY
119 LANSHIRE DRIVE
ROCKWALL, TX 75032

NUNEZ ARMANDO M & DELIA ANGUIANO
119 MAYWOOD
ROCKWALL, TX 75032

SOUMIE NAHNAH P
119 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
120 LANSHIRE DR
ROCKWALL, TX 75032

SAMMIS FLEETWOOD & MELONIE
120 MAYWOOD
ROCKWALL, TX 75032

WANI LLC
12048 S.E. 210TH STREET
KENT, WA 98031

RESIDENT
121 RUTHERFORD DR
ROCKWALL, TX 75032

CALAGUING MILA B
121 BERKLEY DR
ROCKWALL, TX 75032

WILLIAMS LATONYA
121 BLANCHARD DRIVE
ROCKWALL, TX 75032

UKPAI OGBEYALU
121 LANSHIRE DR
ROCKWALL, TX 75032

SIMONS EKATERINA SMIRNOVA & CHRISTOPHER
CLARK
121 MAYWOOD
ROCKWALL, TX 75032

RESIDENT
122 BERKLEY DR
ROCKWALL, TX 75032

MARROQUIN DOMINGO & CLAUDIA D
122 BLANCHARD DR
ROCKWALL, TX 75032

HOUSER MICKEY AND
JENNIFFER MALABOSA
122 LANSHIRE DRIVE
ROCKWALL, TX 75032

CORUJO JAMES AND JANISS
122 MAYWOOD DR
ROCKWALL, TX 75032

COZART MICHAEL
123 LANSHIRE DR
ROCKWALL, TX 75032

MAREZ SARAH E AND MICHAEL E
123 MAYWOOD DRIVE
ROCKWALL, TX 75032

JACKSON DALE E
123 RUTHERFORD DR
ROCKWALL, TX 75032

MYLES BOBBY J JR
123 SOUTHLAKE DR
ROCKWALL, TX 75032

BYERS JEFFREY
124 BROOKSHORE DR
ROCKWALL, TX 75032

CUELLAR JOEL A & MARTHA C
124 LANSHIRE DR
ROCKWALL, TX 75032

RODRIGUEZ RUBEN & LUCY
125 BERKLEY DR
ROCKWALL, TX 75032

ELKINS THOMAS
125 BLANCHARD DR
ROCKWALL, TX 75032

HUA THI THIEN HUONG
125 LANSHIRE DR
ROCKWALL, TX 75032

NABI NABIULLAH AND SIMIN
126 BERKLEY DRIVE
ROCKWALL, TX 75032

DUNN CLAYTON F AND JILLIAN
126 BLANCHARD
ROCKWALL, TX 75087

RESIDENT
127 SOUTHLAKE DR
ROCKWALL, TX 75032

FAY TERENCE R & RENEE L
127 LANSHIRE DR
ROCKWALL, TX 75032

MUCHILWA PHENIKE AND
OLVER SAMUEL
128 BROOKSHORE DRIVE
ROCKWALL, TX 75032

RESIDENT
129 BERKLEY DR
ROCKWALL, TX 75032

AL BANNA WALID AHMAD
129 BLANCHARD DR
ROCKWALL, TX 75032

SKYLES BRENDA RENEE AND RICHARD ERIC
HYATT
130 BERKLEY DR
ROCKWALL, TX 75032

PEMBERTON DAVID S & SABRINA
130 BLANCHARD DRIVE
ROCKWALL, TX 75032

BANKS LIDIA ELIZABETH & DARREL JAMES
131 SOUTHLAKE DRIVE
ROCKWALL, TX 75032

RESIDENT
132 BROOKSHORE DR
ROCKWALL, TX 75032

COKELEZ KENAN
132 SEQUOIA ROAD
ROCKWALL, TX 75032

PROPERTY RENAISSANCE INVESTMENTS LLC
1321 UPLAND DR UNIT 6293
HOUSTON, TX 77043

RESIDENT
133 BERKLEY DR
ROCKWALL, TX 75032

UDOFIA UKO
133 BLANCHARD DR
ROCKWALL, TX 75032

NAIDOO VINCENT PAUL & SCHENNEL PEREIRA &
PONAMAL NAIDOO
134 BERKLEY DR
ROCKWALL, TX 75032

BIRDSONG SERENA AND
BILLY COCHARD
134 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
135 SOUTHLAKE DR
ROCKWALL, TX 75032

RESIDENT
136 BROOKSHORE DR
ROCKWALL, TX 75032

RESIDENT
136 SEQUOIA RD
ROCKWALL, TX 75032

RESIDENT
137 BLANCHARD DR
ROCKWALL, TX 75032

WESTERVELT BARBARA
137 BERKLEY DR
ROCKWALL, TX 75032

RESIDENT
138 BERKLEY DR
ROCKWALL, TX 75032

RESIDENT
138 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
140 SEQUOIA RD
ROCKWALL, TX 75032

ROSARIO JUAN
140 BROOKSHORE DRIVE
ROCKWALL, TX 75032

DEDNER WANDA G
141 BERKLEY DR
ROCKWALL, TX 75032

MORGAN PAULA
141 BLANCHARD DR
ROCKWALL, TX 75032

JOSEPH STEPHEN K & JESSY
142 BERKLEY DR
ROCKWALL, TX 75032

CONFIDENTIAL
142 BLANCHARD DRIVE
ROCKWALL, TX 75032

NGUYEN VINH AND GINA
14264 FAITH DR
FRISCO, TX 75035

SEDLAK AMANDA MARIE
144 SEQUOIA ROAD
ROCKWALL, TX 75032

THOMAS MAKIA S
145 BERKLEY DR
ROCKWALL, TX 75032

TATUM LANCE & APRIL
145 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
146 BOWIE DR
ROCKWALL, TX 75032

GONZALEZ GRACIELA & ROLANDO
146 BERKLEY DR
ROCKWALL, TX 75032

MURPHY AUDREY LENEY ANDREWS
146 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
147 MESQUITE CT
ROCKWALL, TX 75032

RESIDENT
148 SEQUOIA RD
ROCKWALL, TX 75032

RESIDENT
150 BOWIE DR
ROCKWALL, TX 75032

BOYD SONIA B AND
MACEO R PRICE JR
150 BLANCHARD DRIVE
ROCKWALL, TX 75032

TUNNELL DAVID AND PENNY
152 SEQUOIA ROAD
ROCKWALL, TX 75032

ARGONAUT RENTALS SERIES B LLC
1521 FAIRFIELD DR
PLANO, TX 75074

SHAH VIREN
156 SEQUOIA
ROCKWALL, TX 75032

MENCHACA JENNIFER
160 SEQUOIA RD
ROCKWALL, TX 75032

KAO GEN FANG
161 PINE DR
PORT TOWNSEND, WA 98368

SUAREZ MARIA J & BETSY M
164 SEQUOIA RD
ROCKWALL, TX 75032

RIVERA ERIK
168 SEQUOIA RD
ROCKWALL, TX 75032

RIDGEWAY RYAN A & HARRIS H JORGENSEN
1935 WIND HILL RD
ROCKWALL, TX 75087

PANG SUSAN JANG
2033 HUNTCLIFFE CT
ALLEN, TX 75013

RESIDENT
225 DARTMOUTH DR
ROCKWALL, TX 75032

ARELLANO-CRUZ PAULA M AND FELIX
227 DARTMOUTH DR
ROCKWALL, TX 75032

TATE ANTHONY R
227 LUMSDEN CIR W APT 101
COLLIERVILLE, TN 38017

AUSTIN TAMIKA S
229 DARTMOUTH DR
ROCKWALL, TX 75032

RODRIGUEZ ROGELIO
231 DARTMOUTH DR
ROCKWALL, TX 75032

RESIDENT
233 DARTMOUTH DR
ROCKWALL, TX 75032

RATHMELL DONNA SUE
235 DARTMOUTH DR
ROCKWALL, TX 75032

SAGUM CHRISTOPHER AND MONICA
2351 BRITTAN AVE
SAN CARLOS, CA 94070

MANDARI EMILIANA
237 DARTMOUTH DR
ROCKWALL, TX 75032

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

AMERICAN HOMES 4 RENT PROPERTIES EIGHT
LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

LU TIANSHI
2840 CLEAR CREEK DRIVE
ROCKWALL, TX 75032

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

520 YFLK LLC
3105 CORNELL AVENUE
DALLAS, TX 75205

RAMIREZ RAUL JR
3145 MARKET CENTER DR
ROCKWALL, TX 75032

DASGUPTA MONOROMA & MALA DAS GUPTA
3149 MARKET CENTER DR
ROCKWALL, TX 75032

DOWLATSHAHI MIRABOUTALEB S
MOLLY D DOWLATSHAHI
3153 MARKET CENTER DR
ROCKWALL, TX 75032

ALVARADO DEANDRA CHRISTINE AND DANIEL
ALONSO
3159 MARKET CENTER DRIVE
ROCKWALL, TX 75032

ABU JENABO
3163 MARKET CENTER DRIVE
ROCKWALL, TX 75032

SANCHEZ RINA
3167 MARKET CENTER DR
ROCKWALL, TX 75032

RESIDENT
3171 MARKET CENTER DR
ROCKWALL, TX 75032

FIGUEROA MARISELA L AND
SUSAN L FIGUEROA
3175 MARKET CENTER DR
ROCKWALL, TX 75032

GLENN JUDITH J
3179 MARKET CENTER DR
ROCKWALL, TX 75032

PARKER EDDIE E
3181 MARKET CENTER DR
ROCKWALL, TX 75032

HUYNH ANNIE
3183 MARKET CENTER DR
ROCKWALL, TX 75032

IHNE FAMILY TRUST
WILLIAM F IHNE & HENRIETTA IHNE - TRUSTEES
3187 MARKET CENTER DR
ROCKWALL, TX 75032

NGUYEN JONATHAN L JR
3191 MARKET CENTER DR
ROCKWALL, TX 75032

SMIETANKO MIECZYSLAW Z SZPYRKO AND
MIROSLAWA AND
MAGDALENA SMIETANKO
3193 MARKET CENTER DR
ROCKWALL, TX 75032

LOZA FABIOLA ESTRADA
4518 CARMEL LN
ROWLETT, TX 75088

CHEN QINGSHENG & YAN FENG
4715 147TH PL SE
BELLEVUE, WA 98006

LIGHT JEFF
519 INTERSTATE 30 #140
ROCKWALL, TX 75032

YIP FRANCIS W AND MARGARET W
545 MOUNTAIN HOME DR
SAN JOSE, CA 95136

GJD REAL ESTATE LLC- 121 RUTHERFORD SERIES
637 FOREST BEND DRIVE
PLANO, TX 75025

ALSAMMAK PROPERTIES LLC- SERIES 3
7857 CR 542
NEVADA, TX 75173

ALSAMMAK AHMED AND
BAN AL TAIE
7858 CR 542
NEVADA, TX 75173

HUTCHINS MATTHEW AND JULIE
9 LANTERN DRIVE
HEATH, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

ELLIS MARK AND
DENISE HENRY
M/R
, TX

RSB TOKEN INVESTMENTS LLC
PO BOX 1664
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

HENDERSON NORMA
PO BOX 705
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

PUBLIC NOTICE



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

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

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

Z2024-059: SUP for Short Term Rental

Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a *Specific Use Permit (SUP)* for *Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, 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, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, December 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-059: SUP for 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



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]

DMSS 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.

DMSS 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.

DMSS 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.

DMSS 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*.

DMSS 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	117 Lanshire Dr	Zoning	Residential A1
Subdivision	Lynden Park Estates Phase 3	Lot	16 Block
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	Daryl Schroeder	Phone	425-931-1518
Mailing Address	1205 Lake Glen circle	City	Rockwall State TX Zip Code 75087
Email	dmss holdings 1@gmail.com		

RESPONSIBLE PARTY [PLEASE PRINT]

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

Same as Property Owner

Name		Phone	
Mailing Address		City	State Zip Code
Email			



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

REQUIREMENTS CHECKLIST

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

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

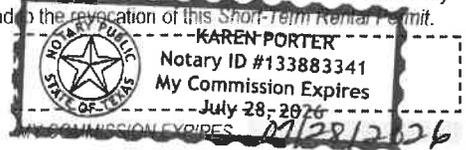
I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, 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 15 DAY OF November, 2024

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]
[Handwritten Signature]



PROPERTY OWNER'S CERTIFICATION

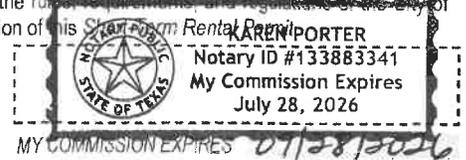
I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *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 15 DAY OF November, 2024

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]
[Handwritten Signature]



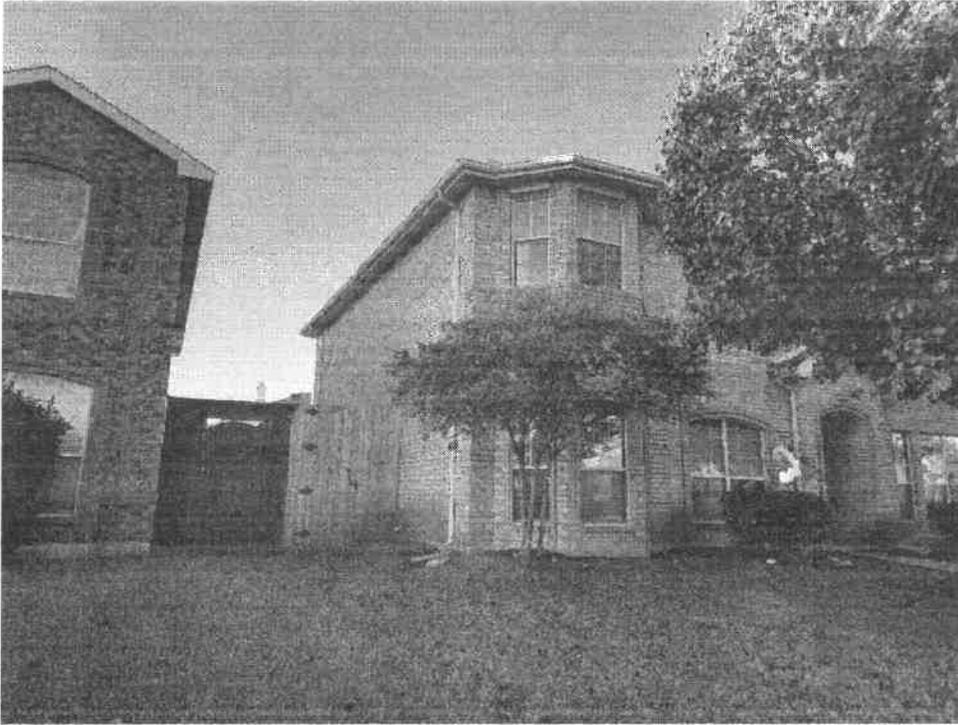


**117 Lanshire Drive
Rockwall Texas, 75087**

- Photos



Front of House - Street View.



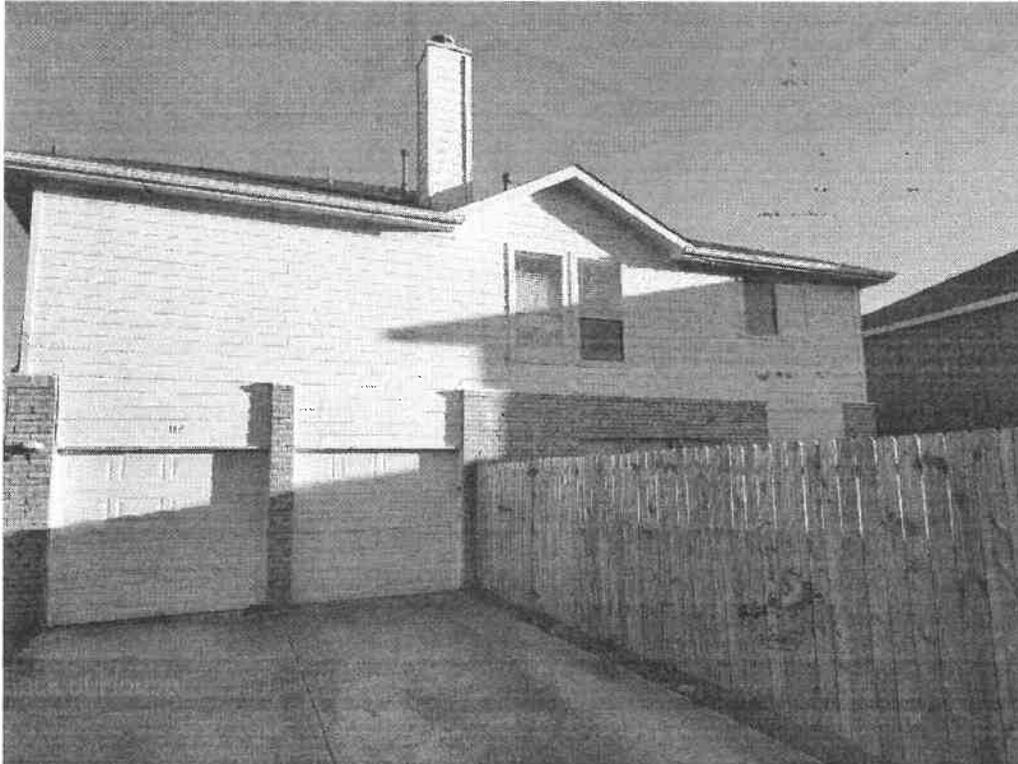
Left Front Side of House



Left Back Side
of House



Back of House



Back of House - Garage Entry



Right Side of House



9800 Fredericksburg Road
San Antonio, Texas 78288

DARYL SCHROEDER
117 LANSHIRE DR
ROCKWALL, TX 75032

November 12, 2024

Reference: Existing USAA Rental Property Insurance Policy Summary

We're writing to provide the following summary of the USAA rental property policy:

Effective date of policy: October 18, 2024 12:01 a.m. local time
Policy expiration date: October 18, 2025 12:01 a.m. local time
Policy location: 117 LANSHIRE DR,
ROCKWALL, TX 75032
Policy number: GIC 017729247 80A
Named Insured: DARYL SCHROEDER

Description of coverage(s)

Dwelling coverage: \$559,000
Home Protector: Included
Personal belongings: \$5,000
Personal liability: \$500,000
Medical payments: \$5,000

Deductible(s)

All other perils: \$2,000
Wind and hail: 2.00% (\$11,180)

Revised Annual Premium: \$2,718.65

Mortgage clause: SFMC, LP
ISAOA/ATIMA
5408 W PLANO PARKWAY
PLANO, TX 75093

Loan number: 45001872529

Your Home Protector coverage, if included, provides you an additional 25% of dwelling coverage. Policy terms, conditions and exclusions apply.

Notification to Additional Interest Upon Cancellation

If this policy is canceled or not renewed, the mortgagee/lender will be properly notified at least 10 days before the date cancellation or nonrenewal takes effect.

If you have questions about the changes to the policy, please call us at 210-531-USAA (8722), our mobile shortcut #8722 or 800-531-8722. As always, we appreciate the opportunity to serve you.

Thank you,
USAA General Indemnity Company



SAMPLE SHORT TERM RENTAL PROOF OF INSURANCE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 06/04/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: ABC Insurance Services, LLC, 50 On My Way, Suite 100, Somewhere, TX 75123. CONTACT NAME: abcinsinfo@abc.com. INSURER(S) AFFORDING COVERAGE: INSURER A: ABC Local Agents of Texas LLC.

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL SUBR, POLICY NUMBER, POLICY EFF, POLICY EXP, LIMITS. Includes rows for Commercial General Liability, Automobile Liability, Umbrella Liab, and Workers Compensation.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional) Remarks Schedule, may be attached if more space is required)

SHORT TERM RENTAL for: 1234 Sunny Place Circle, Rockwall, TX75087

CERTIFICATE HOLDER CANCELLATION

Additional Insured: City of Rockwall, 385 S Goliad St, Rockwall, TX 75087. SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE signature.



SHORT-TERM RENTALS

LIABILITY INSURANCE REQUIREMENTS

MUNICIPAL CODE OF ORDINANCES AND ARTICLE 04 AND 13 OF THE UDC ORDINANCE NO. 24-10:

7) Commercial Insurance. Each Short-Term Rental property shall be **required to have 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.** The applicant for a Short-Term Rental shall provide a copy of the certificate of insurance which shows the name insured, any additional insureds, the location address, the effective date, the coverage limit and type. The owner must notify the City of Rockwall within 30 days if the insurance status changes and provide the City with the updated insurance information. The Short-Term Rental Permit shall be revoked in accordance with Section 13-29, Revocation or Suspension of a Short-Term Rental Permit, of this Article if updated insurance information is not provided.

How does Airbnb home insurance work?

For homeowners considering renting their property as a short-term rental via a website like Airbnb, you must know whether or not your [homeowners insurance](#) provides the proper coverage. [Short-term rentals \(STRs\)](#) most often require additional [endorsements](#) or a new type of coverage altogether. Below, you'll find out how a typical homeowners policy handles home sharing, as well as some short-term rental insurance options that can help ensure that you are properly covered.

Key Takeaways

- Hosts of short-term rentals like Airbnbs require additional insurance to fully protect you and your belongings
- Airbnb offers its own type of insurance, but there are gaps in coverage that lead hosts to other options
- Some insurers offer home-sharing insurance options as an endorsement

Does standard homeowners insurance cover Airbnb properties?

Homeowners insurance coverage was developed to offer protection in the event of [perils](#) (causes of loss) such as [fire](#), lightning, and [wind](#). Things quickly get murky when you operate a [business from your home](#) — and insurers typically consider home-sharing a business activity.

If you rent out your property regularly, a standard homeowners policy isn't likely to provide adequate coverage. Home insurance policies often exclude [liability coverage](#) — including [bodily injury](#) and [property damage](#) — **for any business activity run from the home**. If you are relying solely on your homeowners policy for protection, you may be at risk of being underinsured. Exception: Most homeowners insurance policies offer protection for the occasional rental, as long as you inform the company beforehand.

Coverage by Policy Type for Short Term Rental Hosts

Coverage type	What it covers	Standard homeowners insurance	Other homeshare-specific policies	Standard landlord policy	Airbnb Insurance
Loss of rent coverage	Reimburses hosts for loss of rental income due to guest behavior	No	✓*	✓*	✓
Liability	Guest injuries and damages to property belonging to guests	Maybe**	✓	✓	✓
Personal Property	Covers damage to property belonging to you such as furniture and electronics	Maybe**	✓	✓	✓
Dwelling coverage	Covers the building itself and any damage that may arise	Maybe**	✓	✓	✓

*Coverage may be available but might require additional add-ons.

Claims accepted at the discretion of the carrier (most insurers won't cover claims resulting from commercial activity on your property under a standard home policy**).

The risks of home-sharing

Opening your home to strangers comes with some risks. Should a guest damage your belongings or incur bodily injury while staying on your property, you could be exposed to risk if you don't carry the correct insurance. Have a look at some of the most common risks of home-sharing below:

- Vandalism
- Theft
- Property damage
- Personal liability

Landlords may be liable for the actions of tenants renting out their apartments. If a guest is injured, the landlord — as the owner of the property — could be held liable depending on the situation. This is one reason that many leasing agreements explicitly prohibit home-sharing.

What is home-sharing insurance?

Home-sharing insurance refers to the portion of insurance coverage necessary to protect your home as you operate an STR. Regular home-sharing is considered to be a business activity, rendering your standard homeowners policy nullified as it does not protect business activity on your property.

A standard home insurance policy provides liability coverage and property damage, typically extending to the *property's guests and their belongings*. Once you begin operating your home as an STR, this coverage suite may leave gaps.

In some cases, insurance companies offer protection for Airbnb or VRBO hosts with tenants who stay only occasionally. Bear in mind, however, the major differences between a one-off rental situation and the operation of a dedicated Airbnb business. **To carry coverage in the latter case, you will need a home-sharing endorsement or a separate commercial insurance policy.**

Regular home-sharing is considered to be a business activity, and since standard homeowners policies do not cover this, you must add on an endorsement.

A short-term rental insurance [endorsement](#) may be available through your current insurance company. These cover theft and property damage. Certain endorsements may cover liability, theft, vandalism, as well as damage to guests' property.

However, if property rentals comprise a significant portion of your income, you may need to purchase a separate insurance policy. In many cases, a [landlord policy](#) may suffice. Landlord insurance covers the [primary dwelling](#), [other structures](#) on the property, [personal property](#) inside the dwelling, lost rental income, and any liability claims filed against you.

Zebra tip: Consider specialized home-sharing insurance policies

Companies like Proper Insurance sell insurance products specifically tailored to Airbnb and the home-sharing industry. This is often known as **short-term rental insurance**. These policies cover issues such as accidental damage to property, infestations, and [mold](#). They also increase your personal liability coverage substantially, even covering legal fees in the event claims are made against you.

Does Airbnb offer insurance?

Some home-sharing companies offer a form of coverage for hosts. For instance, **Airbnb offers protection through their own program called AirCover,^[1]** which is free for hosts and automatically included. AirCover is the name of the overall protection plan and comprises three programs: **Host Damage Protection,^[2] Host Liability Insurance,^[3]** and **Experience Liability Insurance.**

The majority of hosts on the Airbnb platform rent out their homes for standard lodging purposes. Airbnb Experiences^[4] differ in that they include in-person activities hosted by local experts, often offering activities like cooking classes, nature-based experiences and exercise. Because such experiences pose a unique level of risk, hosts who participate are covered by the Experience Liability insurance section of AirCover.

For everyone else, the other sections of AirCover protect you and your property. Let's take a deeper look at Host Damage Protection and Host Liability Insurance.



Host damage protection: Provides up to \$1 million in property damage coverage.

- What is covered: Damage caused by guests, unexpected cleaning costs due to the behavior of a guest, income lost if you are forced to cancel a booking due to damage caused by a guest.
- What's not covered: Damage from wear and tear, loss due to acts of nature, injury or property damage to guests



Host liability protection: Provides up to \$1 million in coverage for guests' property damage or bodily injury.

- What is covered: Bodily injury to a guest, damage or theft of guest property, damage caused by a guest in common areas.
- What is not covered: Intentional damage, damage to your personal property.

It's important to be aware of the gaps in Airbnb's insurance coverage. Airbnb Host Protection Insurance **does not cover loss of income, intentional acts, or mold.** It is not intended as a replacement for homeowners insurance, and **should instead be treated as supplementary protection to your primary coverage.** Also, be aware that the claims process can be tedious, as claims go through Airbnb directly and are not handled by your own insurance company.

Insurance for VRBO, HomeAway, FlipKey, onefinestay, and others

Sites like VRBO, Homeaway, FlipKey, and onefinestay offer guidance on recommended insurance coverage for hosts. **VRBO suggests using a vacation rental policy.** The company worked to help design the coverage to suit the needs of its users. **It is designed to cover homes that rotate between being rented out, being owner-occupied, and sitting empty for long periods. VRBO insurance is offered via Proper Insurance.**

HomeAway offers \$1 million in liability coverage for its users, while Onefinestay has a policy underwritten by a syndicate of Lloyd's of London, though the details on the coverage are vague. FlipKey suggests finding an insurance company that offers home-sharing coverage.

Research exactly what is covered by your home-sharing network and how it works with your current homeowners insurance. This can help you avoid gaps in coverage for whichever STR platform you choose to utilize.



Why you still need insurance even with Airbnb's damage policy

While the damage policy serves as one layer of protection, you still need the proper insurance policy to fill in the gaps. Airbnb's security deposits and Host Damage Protection plans offer coverage for damages made by the behavior of a guest, but damages caused by other perils will not be covered. **This is where your home-sharing insurance policy kicks in. Airbnb recommends thinking of supplemental insurance as a must have, rather than a "nice-to-have."**^[6]

[Learn more about Airbnb statistics.](#)

Does renters insurance cover Airbnb and home-sharing networks?

If you rent your home, it may still be possible to advertise it on a home-sharing site as a rental (referred to as rental arbitrage). The first thing you'll need to do, however, is to check with your landlord to verify that this is allowed. Many leases explicitly prohibit such activity, so it always pays to check. Some renters forgo getting permission from their landlord, which can lead to trouble if an insurance claim is necessary, potentially resulting in eviction.

After receiving your landlord's consent, the next step is to consult your [renters insurance](#) policy to check for any restrictions. Some insurers may not allow you to rent out your apartment for longer than a certain duration, while others might restrict how much money you're allowed to make via home rentals each year. Some renters insurance companies may not offer STR coverage at all.

As with homeowners insurance, it's always wise to check with your renters insurance company to explore your options.

The best insurance companies for Airbnb hosts

Not every [homeowners insurance company](#) looks kindly on home-sharing. The sharing economy has forced insurance companies to change how they provide coverage. As with [ride-sharing](#), some insurers have responded with special short-term rental insurance options for home-sharing. Along with the limited liability insurance policy offered by most home-sharing companies, other insurance carriers offer options, including:

- Allstate HostAdvantage^[6]: This program from Allstate protects against theft and damage to personal property up to \$10,000 per rental period.
- Erie Homeshare^[7]: Erie's product offers coverage for property damage, theft and liability claims, and is only available for the insured's primary residence.
- Proper Insurance^[8]: This home-sharing policy operates a bit differently than others in that these plans are written as business policies that are meant to replace your existing plan. Proper takes components of commercial, personal, tenant and unoccupied policies to create a custom coverage suite for hosts.

Does Airbnb offer insurance for guests?

Yes, coverage provided to hosts through Airbnb explicitly covers injuries and damages to your personal property. However, be aware that the claims process in these situations often goes through the host,

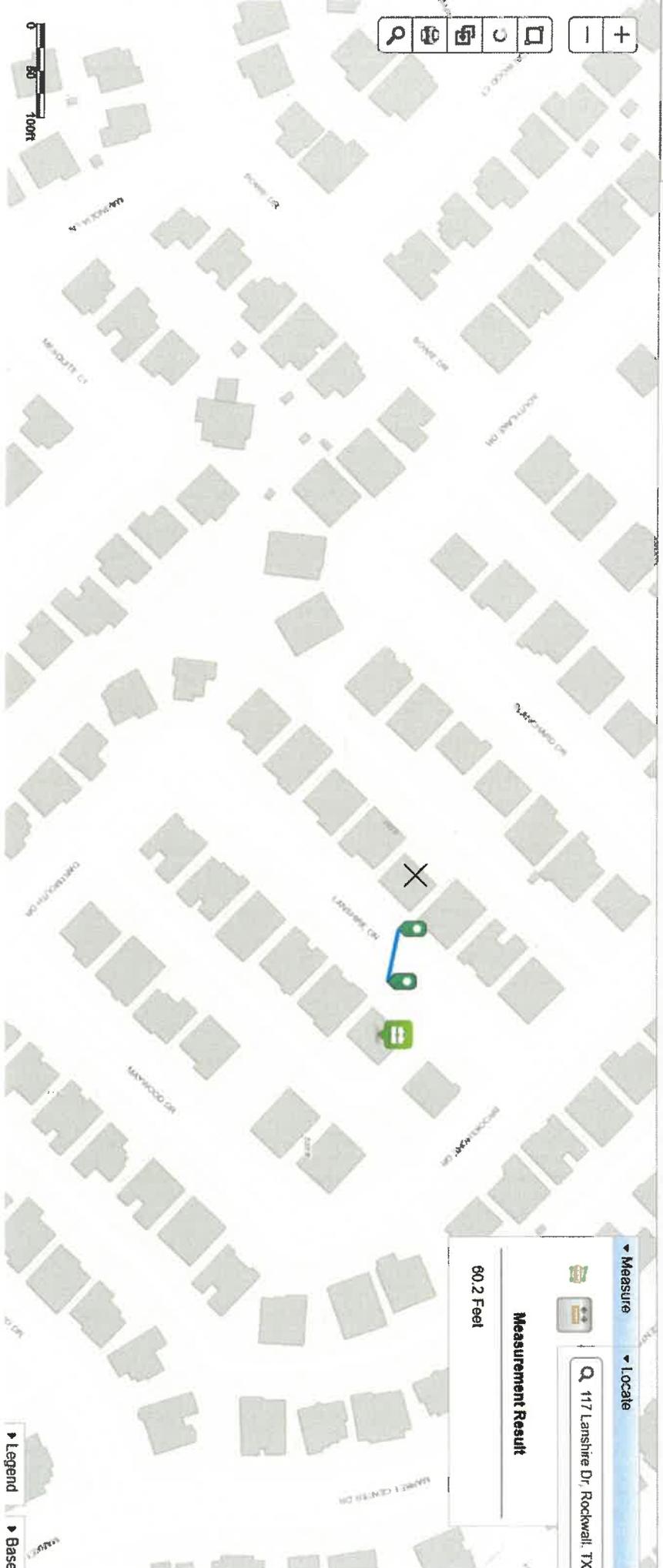
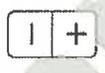
which could lead to challenges. Note that protections such as cancellation fees are not typically offered through home-share sites and refunds are typically at the discretion of the host.

In most cases, your homeowners or renters insurance policy will provide you with a fair amount of protection while you're traveling. Your personal belongings are covered against most losses, including theft or fire. Your personal property coverage for belongings outside your residence is 10% of coverage C (your total personal property amount) or up to \$1,000, whichever is greater. This is subject to a [deductible](#). This may be limited to theft alone on certain policies, so you'll need to check with your insurance company. Travel insurance is also a great option to consider while staying in an Airbnb or similar short-term rental.

Zebra tip: Always inform your insurance company of home-sharing

One of the most important things you can do before becoming an STR host is to inform your insurance company. The company can then help you determine what's covered by your current homeowners policy, as well as whether you'll need an Airbnb endorsement or altogether different coverage. Without informing your provider, you risk having gaps in your coverage or potentially violating the terms of your policy if your insurer does not allow vacation rentals.

<https://www.thezebra.com/homeowners-insurance/coverage/airbnb-insurance/#:~:text=Do%20you%20need%20commercial%20insurance.their%20home%20as%20an%20STR>



Measure

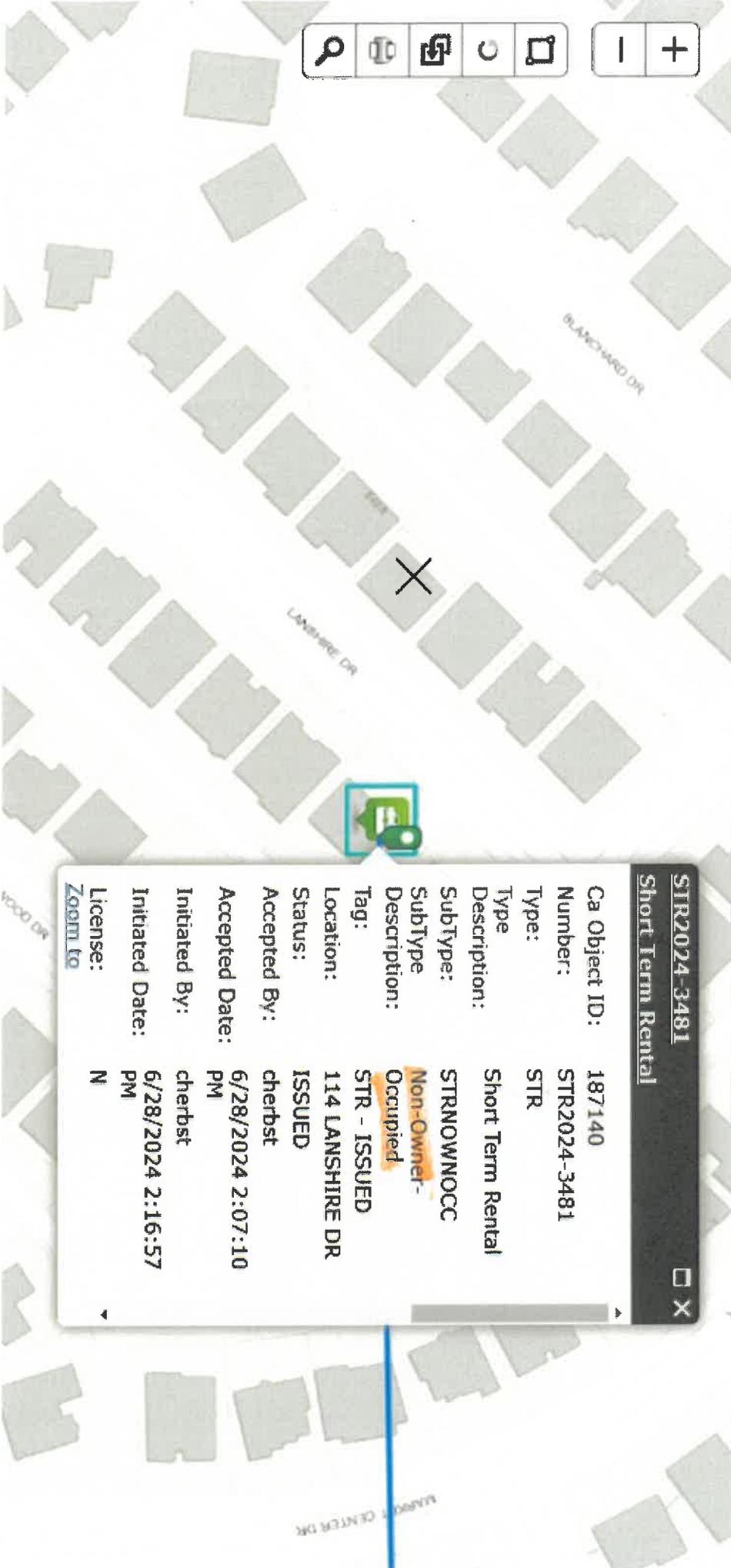
Locate

117 Lanshire Dr, Rockwall, TX

Measurement Result

60.2 Feet





STR2024-3481 **X**

Short Term Rental

Ca Object ID:	187140
Number:	STR2024-3481
Type:	STR
Type:	Short Term Rental
Description:	STRNOWNOCC
SubType:	Non-Owner-Occupied
SubType:	STR - ISSUED
Description:	114 LANSHIRE DR
Tag:	ISSUED
Location:	cherbst
Status:	6/28/2024 2:07:10 PM
Accepted By:	cherbst
Accepted Date:	6/28/2024 2:16:57 PM
Initiated By:	N
Initiated Date:	
License:	

[Zoom to](#)

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 17 (PD-17) 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 0.1515-ACRE PARCEL OF LAND IDENTIFIED AS LOT 16, BLOCK D, LYNDEN PARK ESTATES, PHASE 3, 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 Trenton Austin for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Street, 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 17 (PD-17) 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 17 (PD-17) 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 17 (PD-17); 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 6th DAY OF JANUARY, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

Exhibit 'A'
Legal Description

Address: 114 Lanshire Drive

Legal Description: Lot 16, Block D, Lyden Park Estates, Phase 3

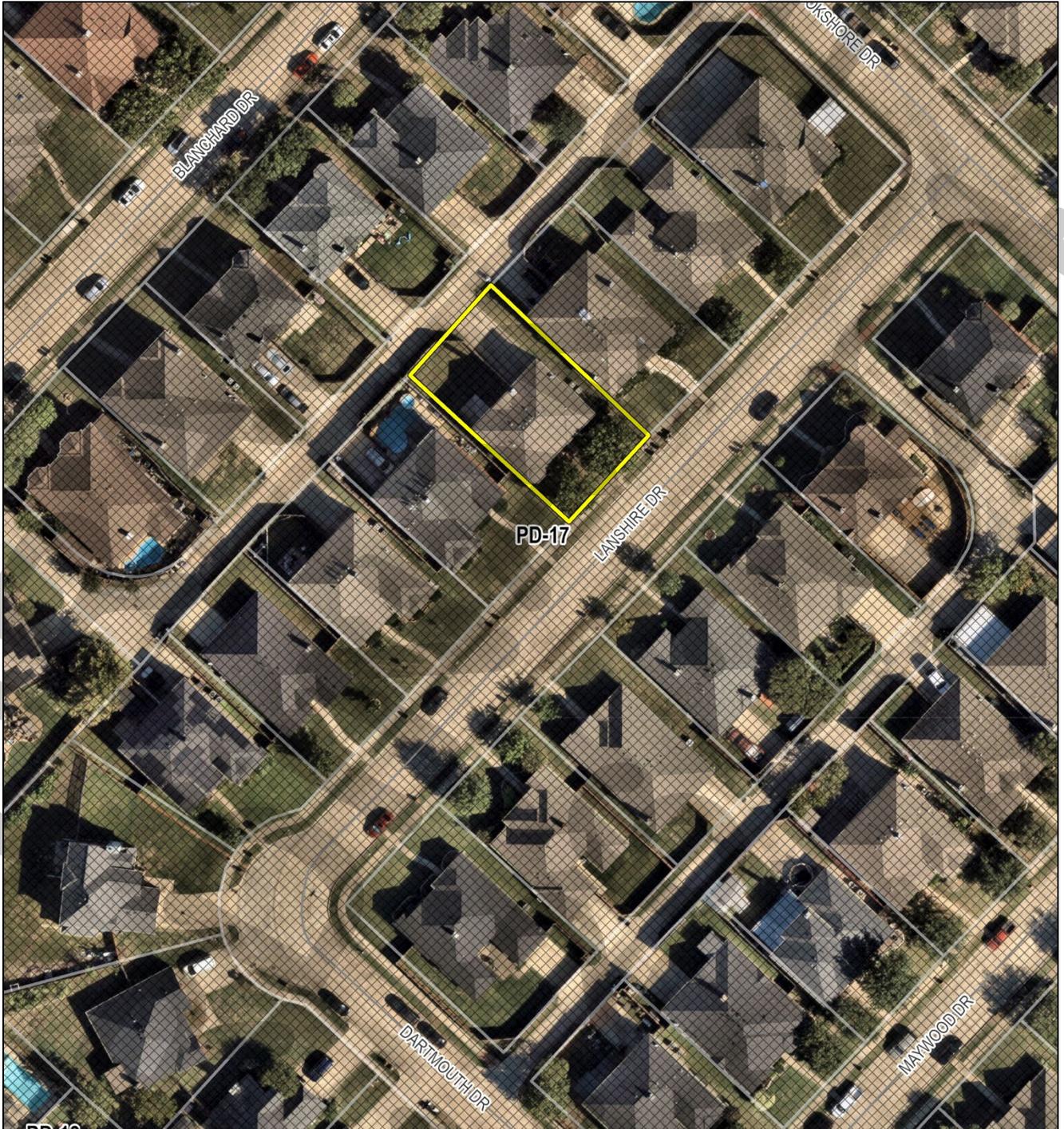


Exhibit 'B':
Short-Term Rental Permit Application



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

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

ACKNOWLEDGEMENTS BY PROPERTY OWNER (PLEASE INITIAL BY EACH STATEMENT)

- 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: 117 Lanshire Dr
Subdivision: Lynden Park Estates Phase 3
General Location: [Blank]
Zoning: Residential A1
Lot: 16
Block: [Blank]

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: Daryl Schroeder
Mailing Address: 1205 Lake Glen Circle
Email: dmss holdings 1@gmail.com
Phone: 425-931-1578
City: Rockwall State TX Zip Code: 75087

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: [Blank] Phone: [Blank]
Mailing Address: [Blank] City: [Blank] State: [Blank] Zip Code: [Blank]
Email: [Blank]

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

Exhibit 'B':
Short-Term Rental Permit Application



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

REQUIREMENTS CHECKLIST

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

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

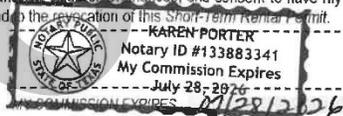
RESPONSIBLE PARTY'S CERTIFICATION

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 15 DAY OF November, 2024

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



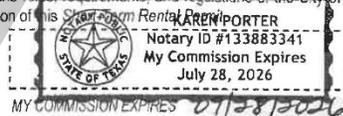
PROPERTY OWNER'S CERTIFICATION

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 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 15 DAY OF November, 2024

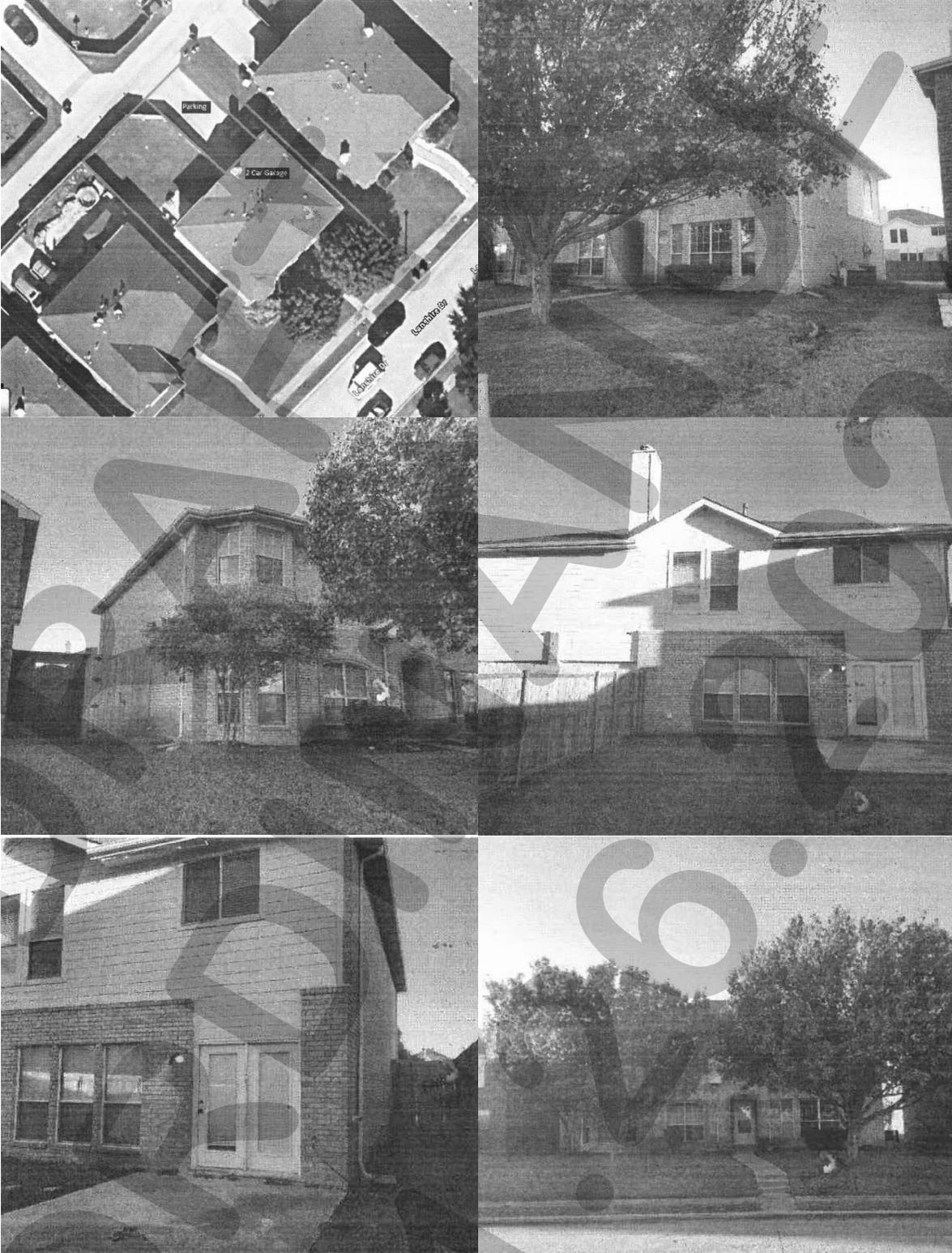
PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SHORT-TERM RENTAL APPLICATION AND REGISTRATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 774-7769

Exhibit 'C'
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: December 16, 2024
APPLICANT: Daryl Schroeder
CASE NUMBER: Z2024-059; *Specific Use Permit (SUP) for a Short-Term Rental at 117 Lanshire Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a Specific Use Permit (SUP) for *Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.

BACKGROUND

The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. At the time of annexation, the subject property was a portion of a larger 103.79-acre tract of land (*i.e. Tract 2 of the E.P. Gaines Chisum Survey, Abstract No. 64*), and was zoned Agricultural (AG) District. On December 4, 1995, the subject property was rezoned to Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses. On December 28, 2001, the subject property was platted as Lot 20, Block D, Lynden Park, Phase 3 Addition as part of *Case No. PZ2001-076-01*. According to the Rockwall Central Appraisal District (RCAD), the existing 3,591 SF single-family home situated on the subject property was constructed in 2003.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 117 Lanshire Drive. The land uses adjacent to the subject property are as follows:

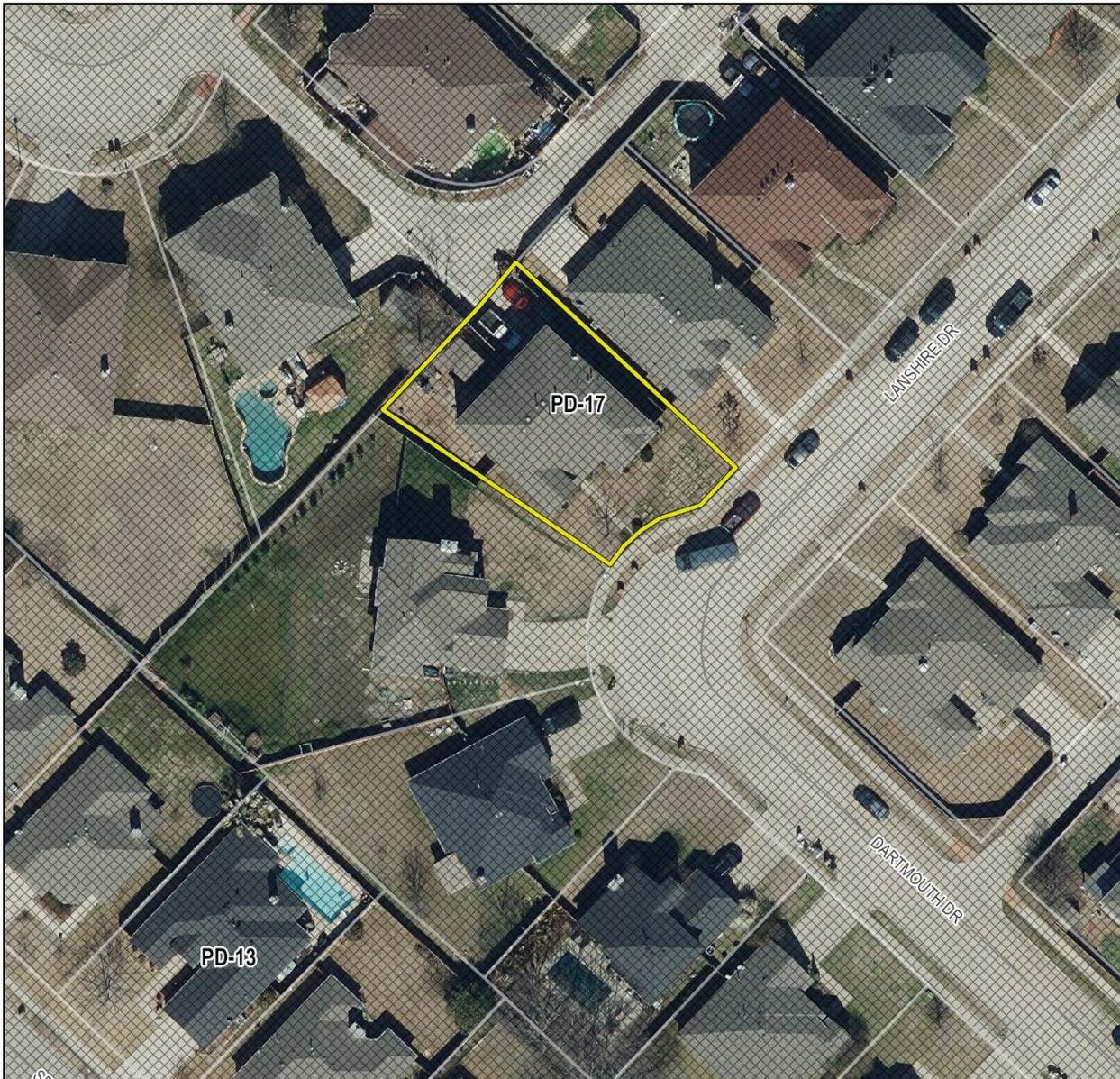
North: Directly north of the subject property is Lynden Park Estates, Phase 2 Addition, which was established on December 22, 2000 and consists of 104 single-family residential lots. Beyond this is Lynden Park Estates, Phase 1B Addition, which was established on August 4, 1997 and consists of 27 single-family residential lots. North of this is Lynden Park Estates, Phase 1A Addition, which was established on June 10, 1997 and consists of 70 single-family residential lots. All of the Lynden Park Estates Subdivision is zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses. Beyond this is W. Ralph Hall Parkway, which is classified as an M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Lynden Park Estates, Phase 4 Addition, which was established on January 5, 2005 and consists of 94 single-family residential lots. This area is zoned Planned Development District 17 (PD-17) for Single-Family 7 (SF-7) District land uses. Beyond this is a 90.50-acre vacant tract of land, which is a part of a larger 140.50-acre tract of land (*i.e. Tract 3 of the G Wells Survey, Abstract No. 219*), which is zoned Planned Development District 101 (PD-101) for Single-Family 10 (SF-10) District land uses. This is the future location of the Peachtree Meadows Subdivision, which is currently under construction.

South: Directly south of the subject property is the continuation of Lynden Park Estates, Phase 3 Addition. Beyond this is Tubbs Road, which is classified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Rockwall Lake Estates, Phase 1 Addition, which was established on June 15, 1956 and is zoned Planned Development District 75 (PD-75).

West: Directly west of the subject property is the Windmill Ridge Estates Subdivision, which was established on September 9, 1962 and consists of 551 single-family residential lots. Beyond this is Horizon Road (*i.e. FM 3097*), which is classified as a TXDOT4D (*i.e. Texas Department of Transportation, 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*; however, *Short-Term Rentals* that were in existence prior to April 1, 2024 that [1] meet the criteria established in Subsection 06.05, *Non-Conforming Short-Term Rentals*, of this Article, and [2] received a valid permit and registration -- in accordance with Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances* -- prior to July 1, 2024 shall be exempted from the proximity requirements.
- (b) *Short-Term Rentals* that are *Non-Owner-Occupied* that do not meet proximity requirements may be considered on a case-by-case basis by the Planning and Zoning Commission and City Council through a *Specific Use Permit (SUP)*. In considering a *Specific Use Permit (SUP)* for a *Short-Term Rental* that is *Non-Owner-Occupied* the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing *Short-Term Rentals* on the adjacent residential properties and their occupants.
- (c) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (e.g. *Banquet Facility/Event Hall* which includes meeting halls and wedding venues) as stipulated by the *Permissible Use Charts*.
- (d) In order to establish and operate a *Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances*.

In this case, the applicant submitted a request for a *Non-Owner-Occupied Short-Term Rental (STR)* at 117 Lanshire Drive, and at the time of application it was determined that there was already a 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 should 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 58.80-feet from an existing, permitted *Non-Owner-Occupied Short-Term Rental* (i.e. 114 Lanshire Drive) [Permit No. STR2024-3481] that accommodates up to eight (8) guests with three (3) bedrooms and three (3) bathrooms. In addition, the proposed *Short-Term Rental* is also located within the 1,000-foot buffer of two (2) other *Non-Owner-Occupied Short-Term Rentals (STRs)* [i.e. 112 Sequoia Road and 141 Summerhill Drive]. These three (3) *Non-Owner-Occupied Short-Term Rentals (STRs)* were in existence before the *Short-Term Rental (STR)* ordinance was adopted on April 1, 2024 and applied for the *Short-Term Rental (STR)* permit within the three (3) month grace period. The proposed *Short-Term Rental* is a 3,591 SF single-family home that has five (5) bedrooms and three (3) bathrooms. 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.



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

NOTIFICATIONS

On November 21, 2024, staff mailed 154 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lynden Park Homeowners Association (HOA), which was the only homeowners association or neighborhood organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice in favor and two (2) notices in opposition of the applicant’s request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve 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].

PLANNING AND ZONING COMMISSION

On December 10, 2024, the Planning and Zoning Commission approved a motion to deny the Specific Use Permit (SUP) by a vote of 6-0. 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 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: 117 Lanshire Dr Rockwall TX 75081

SUBDIVISION: Lynden Park Estates Ph 3 LOT: 16 BLOCK:

GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: A1 CURRENT USE: Single family

PROPOSED ZONING: A1 PROPOSED USE: Short-term rental

ACREAGE: .25 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

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]

<input checked="" type="checkbox"/> OWNER	<u>Daryl Schroeder</u>	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	<u>Daryl Schroeder</u>	CONTACT PERSON	
ADDRESS	<u>1205 Lake Glen Cir</u>	ADDRESS	
CITY, STATE & ZIP	<u>Rockwall TX 75081</u>	CITY, STATE & ZIP	
PHONE	<u>425-931-1518</u>	PHONE	
E-MAIL	<u>daryl.schroeder@gmail.com</u>	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

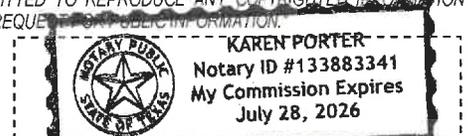
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF November, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2024

OWNER'S SIGNATURE

Daryl Schroeder
Karen Porter

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 07/28/2026

Introduction

I'm applying for 117 Lanshire Drive, Rockwall TX, 75087 to be a short-term-rental to produce income while we work towards my autistic son, Luke (18), becoming viable to live with peers in what the Autism Resource Center of Dallas calls a "neighborhood home". Having it as a short term rental provides benefits of having a furnished house with a very short lease cycle that would allow a transition to occur on a temporary or continuous basis without interrupting tenants.



Meet Luke

18 Years old.

Loves stuffies - especially pokemon and 'weird' ones such as stuffed stomach/teeth (I Heart Guts). Loves science, and drawing.

Diagnosed with Autism at age 2.

"High functioning" - can clean, cook, walk to store, go shopping, do laundry, ask for help, use a phone, etc.

Still diagnosed as "Level 2 autism" (significant help needed) due to his social issues - he's unable to focus, has had an aide for all years of schooling. He passed general education classes with that help.

Will need significant work to be able to hold a job - is working with Rockwall ISD, not on job skills, but work tolerance and social skills. He has been progressing well.

Notes:

- Luke does not qualify for state housing until medicare is approved - this takes approximately 400 days in Texas, and was started in May 2024.
- The closest state Housing is in Greenville.
- Lakes Regional indicates there's long waiting lists and may not be able to get into one without private pay (> \$3,000/ mo).

- It becomes more clear that the best way forward for everyone is a “neighborhood home” approach - to keep Luke close to family, as well as continue with Rockwall ISD until age 22.

Historical Timeline

Introduction to “Neighborhood home” concept.

2/10/2024

- “A look ahead” conference by the Autism Resource Center of Dallas (ARC). Led me down a path to discovering what I could do for my son, Luke in what they call a “Neighborhood home”
- See Appendix 1.

2/28/2024

- I ask the school system (Amber Wagoner - transition specialist Heather Weaver - Luke’s ARD manager) about guidance, but find they’d never heard of the prospect. We discussed options and thoughts of how this could go forward.

7/5/2024 - Luke’s escalated at home aggression

- Luke, while doing arts and crafts with cousin (9) and sister, Chloe, (5) gets aggressive due to a cat figure that he prefers being taken by Chloe.
- Luke is taken to ER at Baylor Scott. Doctors change medicine, drastically, and takes 2-3 months to fully get back to normal dosages. Luke is released back to family as they state “the hospitals or for those who don’t have ongoing care, and Luke does”.

8/18/2024

- Luke, due to a conversation, gets escalated and bites step-mom, Melissa. Police are called, and after deliberation, Luke is transported by them to ER. (Methodist hospital)
- When we go to the ER, Luke is still in heightened aggression. The civil worker at the hospital summarises “We – the state of Texas – do not have facilities for someone like Luke.”

Luke moves out of the home

8/19/2024 -

- I take Luke to Lakes Regional MHMR facility to try to seek help. We’d been trying to contact them for months - but this time, I just go into the office, as it’s urgent. They give us a few resources, and eventually leads to somewhere.
- We set our house up with barricades to keep Luke separated from the family until we can find a better solution. It’s like living in a prison.

8/19/2024

- Lakes Regional Intake

8/20/2024

- I ask Lakes Regional and School system about the prospect of Luke living independently. Both say there’s no known reason he can’t. They both suggest “we all want him to live in the least restrictive environment”.

8/22/2024

- I take out a lease on an apartment at EastBank apartments for Luke to live independently @ \$1500/mo.
- We set up minor monitoring (Camera on main room, camera on medicine), door sensors, and watch / phone that have location tracking.

8/23/2024 - Luke Moves in, and by all accounts is thriving.

The search for a long term solution

9/10/2024 -

- I get the itch to make a long term solution. I reach out to a known realtor, and after looking at 3-4 houses, I jump on one that has the potential to be a “Neighborhood home”. I think of the worst case scenario being that it’d be an AirBnB or Long term Rental.

10/18/2024

- I sign on 117 Lanshire Drive - a 5 bedroom house , which was bought well under market value, and required significant investment to get liveable - all of which is completed, or underway.

Going forward:

The goal of 117 Lanshire is to have a “neighborhood home”. In short, it would be registered as a HUD house and accept housing vouchers from Section 504 (Disabled/IDD) clients. With the intent that Luke, and people like Luke, could live together in a welcoming environment.

At this time, however, Luke is not capable of living with others due to the continued aggression. While we work on his medicine, and behavioral training through the school district and Lakes Regional, it is not viable to put Luke in a house with another disabled individual. To be financially viable, there needs to be at least 3 to 4 individuals at the home to cover expenses

This leaves 2 options:

Long-Term-Rental

- Ties up the house for months/years at a time, meaning if Luke becomes capable of behaviorally working with others ,we may have to wait a full lease-cycle prior to transition.
- Also makes it harder to coordinate with peers joining Luke in the home.

Short-Term-Rental

- Ties up the house for short periods. Allowing us to switch to the Neighborhood home model as soon as Luke is ready.
- Short Term Rentals need to be furnished, similar to the needs of a Neighborhood home.

Appendix 1: Neighborhood home reference Sheet

NOTE: <https://vimeo.com/video/545247624> ; password **lcandothis**

1.00

Know the Difference

HCS Group Home Texas State Approved Service-Centered	Neighborhood Home Person-Centered
<ul style="list-style-type: none">• Planned group activities• Housemate is assigned• Homes are in specific locations• Limited stock of government supported housing (HCS residential, Companion Care, ICF, SSLC)• Service Agencies own or rent thus become landlord- dilutes focus from service• Self actualization is limited• Desire for choice and control limited in implementation of Person-Centered Plan	<ul style="list-style-type: none">• Property owned by family or property owner• Property owner does not live in home• Housemate compatibility a priority• Each person chooses their own service agency for in home services• Each person creates their own schedule• Person can choose where they want to live• Progressive Service Agencies provide services in the home if needed• Gives property owners more opportunities to participate in improving lives

Neighborhood Homes

Are owned by people who want to offer housing to people with disabilities.

- Advantage: More family control over how the house is run so that issues can be resolved quickly and tenants can live their lives as independently as possible.
- Rental property is in the neighborhood.
- Type of property needs to follow laws and regulations.
 - Personal investment property. Could be in an LLC.
 - Business investment property.
- Can be a collaborative effort among families.
- Using a housing voucher - one lease for tenant "family" (all tenants living in a house are defined as a family by housing authorities).
- No housing voucher – lease for family or lease for each tenant.
- <https://www.txcps.org/openings-in-neighborhood-homes>



Housing Vouchers



A housing voucher allows people living in a voucher home to have affordable rent (about 30% of income, SSI (\$794)SSDI included). The voucher is attached to the property.

- A **Project-Based Voucher(PBV)** is valued at the **Small Area Fair Market Rent (SAFMR)** for a zip code assigned by Housing and Urban Development (HUD).
- The housing authority distributing the voucher has leeway to increase (or decrease) the value of the voucher. <https://www.txcpsph.org/pbv>
- The amount the property owner receives is defined by the housing authority.
- CPSH is offering a free workshop series to go into detail on **Project-Based Vouchers** May 3, 10, & 17- registration at [txcpsph.org/pbvworkshop](https://www.txcpsph.org/pbvworkshop)
- https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2021_code/select_geography_sa.odn



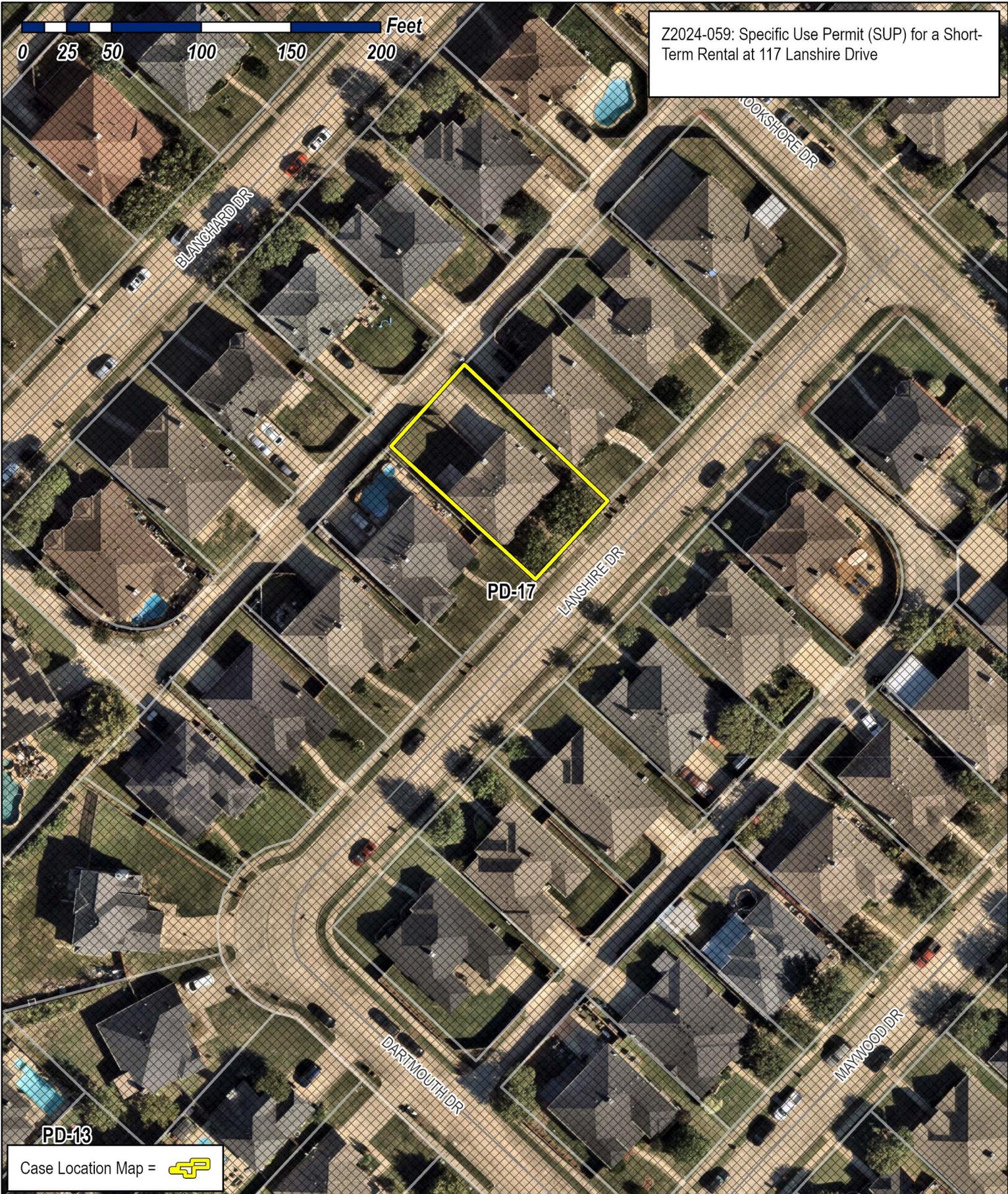
Neighborhood Home with a Voucher

- You own the home. This program is NOT about how to finance or purchase a home.
- Property owner does NOT live in home.
- CPSH suggests a 3 or 4 bedroom home. The HUD voucher program allows more bedrooms. (HCS-residential programs limit 4 bedrooms per home so this guideline is on the safe side. Also, local ordinances may look at more than 4 bedrooms rented out as a boarding house. Check local city ordinances.)
- Property owner applies for the Project-Based Housing voucher.





Z2024-059: Specific Use Permit (SUP) for a Short-Term Rental at 117 Lanshire Drive



PD-17

PD-13

Case Location Map = 



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.

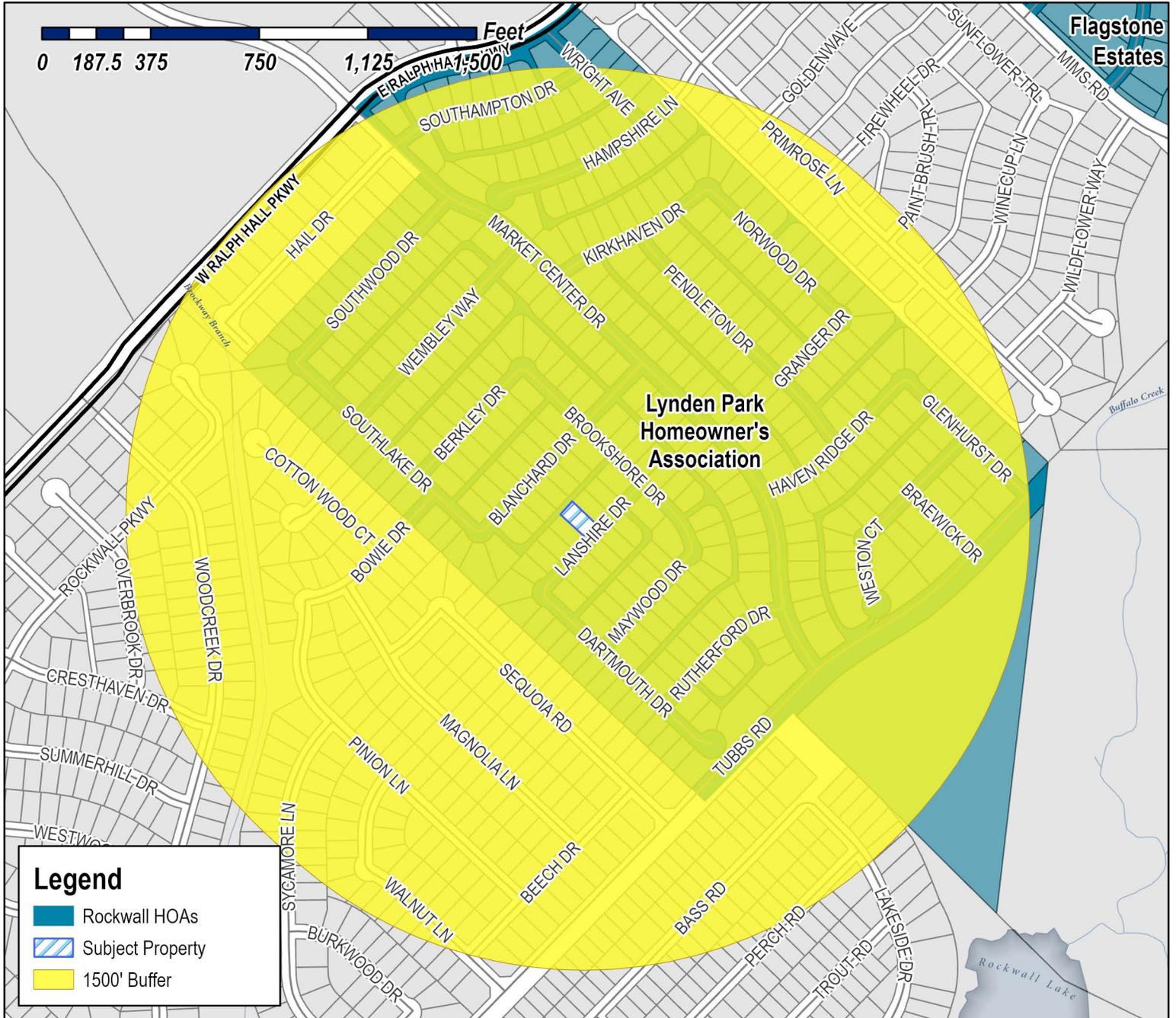




City of Rockwall

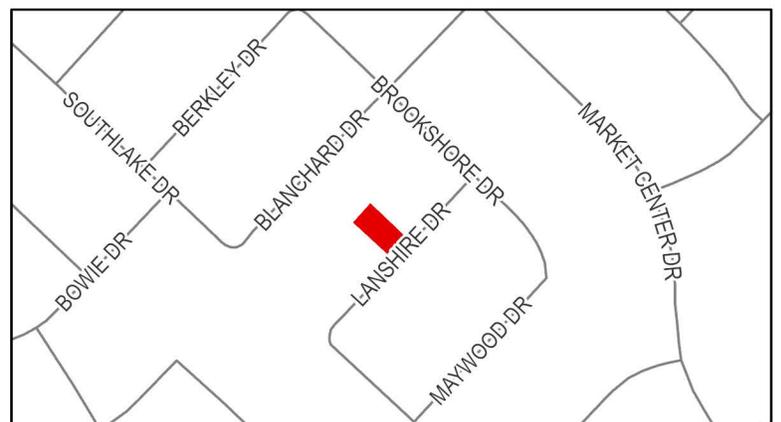
Planning & Zoning Department
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Case Number: Z2024-059
Case Name: Specific Use Permit (SUP) for a Short-Term Rental
Case Type: Zoning
Zoning: Planned Development District 17 (PD-17)
Case Address: 117 Lanshire Drive

Date Saved: 11/15/2024
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, November 20, 2024 2:02 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-059]
Attachments: HOA Map (11.15.2024).pdf; Public Notice (P&Z) (11.18.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, November 22, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-059: SUP for Short-Term Rental

Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a *Specific Use Permit (SUP) for Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.

Thank you,

Melanie Zavala

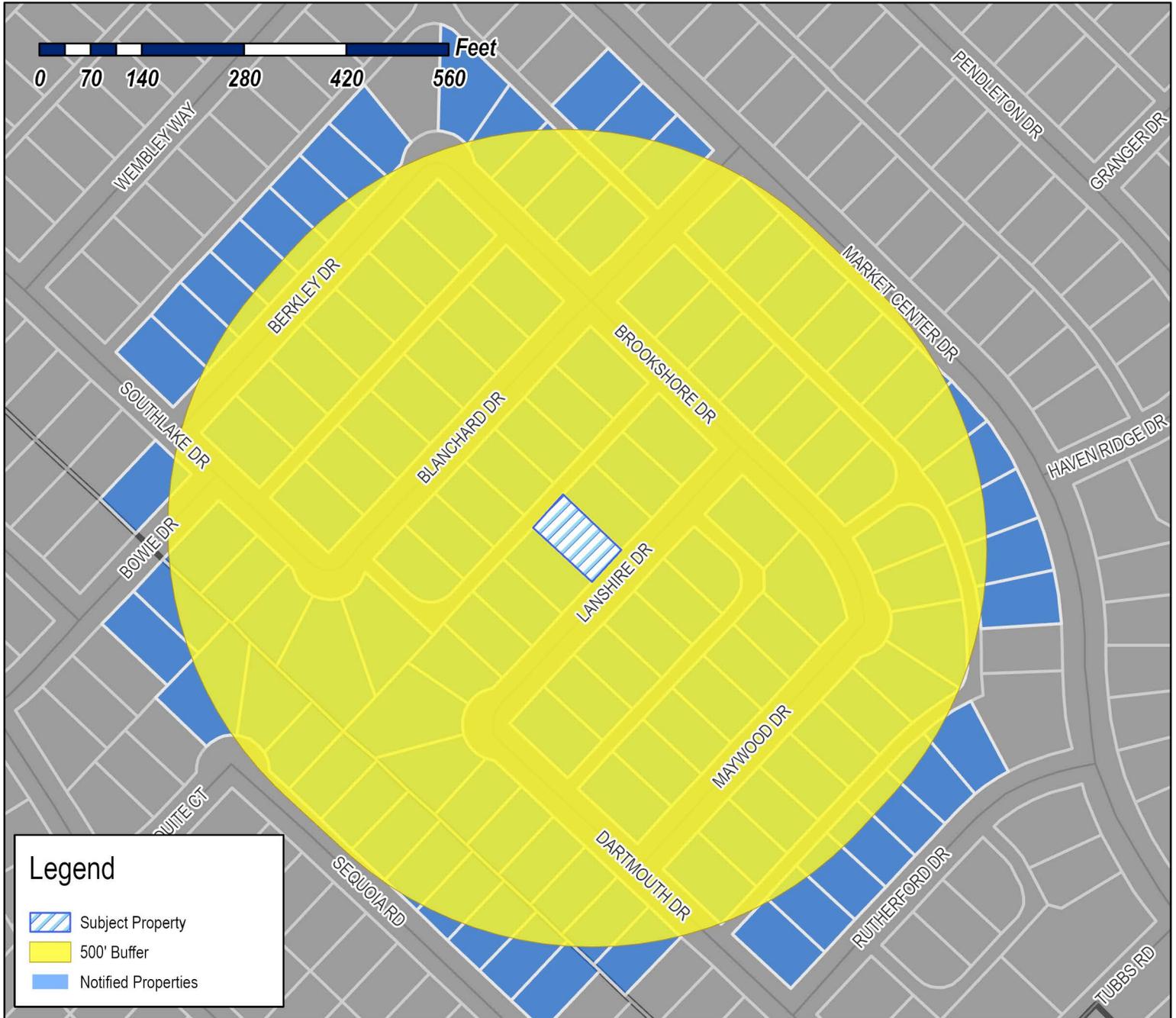
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](http://www.rockwalltx.gov/planning-zoning)
972-771-7745 Ext. 6568



City of Rockwall

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

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Case Number: Z2024-059
Case Name: Specific Use Permit (SUP) for a Short-Term Rental
Case Type: Zoning
Zoning: Planned Development District 17 (PD-17)
Case Address: 117 Lanshire Drive

Date Saved: 11/15/2024

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



HOLLAND STEVEN & NAOMI
100 BROOKSHORE DRIVE
ROCKWALL, TX 75032

PURCHASING FUND 2023-2, LLC
1001 S CAPITAL OF TEXAS HWY BLDG 1 STE 100
WEST LAKE HILLS, TX 78746

ISYA LIMITED PARTNERSHIP
1018 MOUNT AUBURN
DALLAS, TX 75223

KFLETSION SIMON HADEGE
102 BROOKSHORE DR
ROCKWALL, TX 75032

BURGETT BRYAN DELL
104 BROOKSHORE DR
ROCKWALL, TX 75032

CAMPBELL FLORENCE I
106 BROOKSHORE DR
ROCKWALL, TX 75032

STARNES CHARLES O & LORRAINE K
108 BROOKSHORE DR
ROCKWALL, TX 75032

RESIDENT
110 BROOKSHORE DR
ROCKWALL, TX 75032

OFFILL ROBERT L & CRYSTAL J
110 LANSHIRE DR
ROCKWALL, TX 75032

DELIZ CRYSTAL D
110 MAYWOOD DRIVE
ROCKWALL, TX 75032

RESIDENT
111 LANSHIRE DR
ROCKWALL, TX 75032

ENRIGHT THOMAS & ROXANNE
111 MAYWOOD DR
ROCKWALL, TX 75032

MARCIA GAIL BROWN BORDERS LIVING TRUST
111 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
112 MAYWOOD DR
ROCKWALL, TX 75032

GUAJARDO RAUL E & JORDANNE MORROW
112 BROOKSHORE DRIVE
ROCKWALL, TX 75032

RESIDENT
113 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
113 RUTHERFORD DR
ROCKWALL, TX 75032

GONZALEZ VICTOR M
113 MAYWOOD
ROCKWALL, TX 75032

CSH PROPERTY ONE, LLC
1131 W WARNER RD STE 102
TEMPE, AZ 85284

RESIDENT
114 MAYWOOD DR
ROCKWALL, TX 75032

GALLOWAY STEPHEN J & GWENDOLYN R
114 BROOKSHORE DR
ROCKWALL, TX 75032

LECLERC ANDRE
114 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
115 MAYWOOD DR
ROCKWALL, TX 75032

BOYLE HEBRON VICTORIA
115 LANSHIRE DR
ROCKWALL, TX 75032

LO CHAYRA & JUDY LAM
115 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
116 MAYWOOD DR
ROCKWALL, TX 75032

WAFER CHRISTOPHER D & WILANDA L
116 BROOKSHORE DR
ROCKWALL, TX 75032

TRAN NGOC AND XUYEN HUYNH
116 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
117 LANSHIRE DR
ROCKWALL, TX 75032

IGNACIO DAVID SCOTT A
117 BERKLEY DRIVE
ROCKWALL, TX 75032

LIMON MARIA ARACELY AND NORBERTO
117 MAYWOOD
ROCKWALL, TX 75032

CLARK ERIC DWAYNE & PATRICIA D
117 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
118 BROOKSHORE DR
ROCKWALL, TX 75032

RESIDENT
118 MAYWOOD DR
ROCKWALL, TX 75032

VAN HEYST DAUAN N & RANDALL
118 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
119 SOUTHLAKE DR
ROCKWALL, TX 75032

PAGADUAN KEVIN I & DEEJAY
119 LANSHIRE DRIVE
ROCKWALL, TX 75032

NUNEZ ARMANDO M & DELIA ANGUIANO
119 MAYWOOD
ROCKWALL, TX 75032

SOUMIE NAHNAH P
119 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
120 LANSHIRE DR
ROCKWALL, TX 75032

SAMMIS FLEETWOOD & MELONIE
120 MAYWOOD
ROCKWALL, TX 75032

WANI LLC
12048 S.E. 210TH STREET
KENT, WA 98031

RESIDENT
121 RUTHERFORD DR
ROCKWALL, TX 75032

CALAGUING MILA B
121 BERKLEY DR
ROCKWALL, TX 75032

WILLIAMS LATONYA
121 BLANCHARD DRIVE
ROCKWALL, TX 75032

UKPAI OGBEYALU
121 LANSHIRE DR
ROCKWALL, TX 75032

SIMONS EKATERINA SMIRNOVA & CHRISTOPHER
CLARK
121 MAYWOOD
ROCKWALL, TX 75032

RESIDENT
122 BERKLEY DR
ROCKWALL, TX 75032

MARROQUIN DOMINGO & CLAUDIA D
122 BLANCHARD DR
ROCKWALL, TX 75032

HOUSER MICKEY AND
JENNIFFER MALABOSA
122 LANSHIRE DRIVE
ROCKWALL, TX 75032

CORUJO JAMES AND JANISS
122 MAYWOOD DR
ROCKWALL, TX 75032

COZART MICHAEL
123 LANSHIRE DR
ROCKWALL, TX 75032

MAREZ SARAH E AND MICHAEL E
123 MAYWOOD DRIVE
ROCKWALL, TX 75032

JACKSON DALE E
123 RUTHERFORD DR
ROCKWALL, TX 75032

MYLES BOBBY J JR
123 SOUTHLAKE DR
ROCKWALL, TX 75032

BYERS JEFFREY
124 BROOKSHORE DR
ROCKWALL, TX 75032

CUELLAR JOEL A & MARTHA C
124 LANSHIRE DR
ROCKWALL, TX 75032

RODRIGUEZ RUBEN & LUCY
125 BERKLEY DR
ROCKWALL, TX 75032

ELKINS THOMAS
125 BLANCHARD DR
ROCKWALL, TX 75032

HUA THI THIEN HUONG
125 LANSHIRE DR
ROCKWALL, TX 75032

NABI NABIULLAH AND SIMIN
126 BERKLEY DRIVE
ROCKWALL, TX 75032

DUNN CLAYTON F AND JILLIAN
126 BLANCHARD
ROCKWALL, TX 75087

RESIDENT
127 SOUTHLAKE DR
ROCKWALL, TX 75032

FAY TERENCE R & RENEE L
127 LANSHIRE DR
ROCKWALL, TX 75032

MUCHILWA PHENIKE AND
OLVER SAMUEL
128 BROOKSHORE DRIVE
ROCKWALL, TX 75032

RESIDENT
129 BERKLEY DR
ROCKWALL, TX 75032

AL BANNA WALID AHMAD
129 BLANCHARD DR
ROCKWALL, TX 75032

SKYLES BRENDA RENEE AND RICHARD ERIC
HYATT
130 BERKLEY DR
ROCKWALL, TX 75032

PEMBERTON DAVID S & SABRINA
130 BLANCHARD DRIVE
ROCKWALL, TX 75032

BANKS LIDIA ELIZABETH & DARREL JAMES
131 SOUTHLAKE DRIVE
ROCKWALL, TX 75032

RESIDENT
132 BROOKSHORE DR
ROCKWALL, TX 75032

COKELEZ KENAN
132 SEQUOIA ROAD
ROCKWALL, TX 75032

PROPERTY RENAISSANCE INVESTMENTS LLC
1321 UPLAND DR UNIT 6293
HOUSTON, TX 77043

RESIDENT
133 BERKLEY DR
ROCKWALL, TX 75032

UDOFIA UKO
133 BLANCHARD DR
ROCKWALL, TX 75032

NAIDOO VINCENT PAUL & SCHENNEL PEREIRA &
PONAMAL NAIDOO
134 BERKLEY DR
ROCKWALL, TX 75032

BIRDSONG SERENA AND
BILLY COCHARD
134 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
135 SOUTHLAKE DR
ROCKWALL, TX 75032

RESIDENT
136 BROOKSHORE DR
ROCKWALL, TX 75032

RESIDENT
136 SEQUOIA RD
ROCKWALL, TX 75032

RESIDENT
137 BLANCHARD DR
ROCKWALL, TX 75032

WESTERVELT BARBARA
137 BERKLEY DR
ROCKWALL, TX 75032

RESIDENT
138 BERKLEY DR
ROCKWALL, TX 75032

RESIDENT
138 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
140 SEQUOIA RD
ROCKWALL, TX 75032

ROSARIO JUAN
140 BROOKSHORE DRIVE
ROCKWALL, TX 75032

DEDNER WANDA G
141 BERKLEY DR
ROCKWALL, TX 75032

MORGAN PAULA
141 BLANCHARD DR
ROCKWALL, TX 75032

JOSEPH STEPHEN K & JESSY
142 BERKLEY DR
ROCKWALL, TX 75032

CONFIDENTIAL
142 BLANCHARD DRIVE
ROCKWALL, TX 75032

NGUYEN VINH AND GINA
14264 FAITH DR
FRISCO, TX 75035

SEDLAK AMANDA MARIE
144 SEQUOIA ROAD
ROCKWALL, TX 75032

THOMAS MAKIA S
145 BERKLEY DR
ROCKWALL, TX 75032

TATUM LANCE & APRIL
145 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
146 BOWIE DR
ROCKWALL, TX 75032

GONZALEZ GRACIELA & ROLANDO
146 BERKLEY DR
ROCKWALL, TX 75032

MURPHY AUDREY LENEY ANDREWS
146 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
147 MESQUITE CT
ROCKWALL, TX 75032

RESIDENT
148 SEQUOIA RD
ROCKWALL, TX 75032

RESIDENT
150 BOWIE DR
ROCKWALL, TX 75032

BOYD SONIA B AND
MACEO R PRICE JR
150 BLANCHARD DRIVE
ROCKWALL, TX 75032

TUNNELL DAVID AND PENNY
152 SEQUOIA ROAD
ROCKWALL, TX 75032

ARGONAUT RENTALS SERIES B LLC
1521 FAIRFIELD DR
PLANO, TX 75074

SHAH VIREN
156 SEQUOIA
ROCKWALL, TX 75032

MENCHACA JENNIFER
160 SEQUOIA RD
ROCKWALL, TX 75032

KAO GEN FANG
161 PINE DR
PORT TOWNSEND, WA 98368

SUAREZ MARIA J & BETSY M
164 SEQUOIA RD
ROCKWALL, TX 75032

RIVERA ERIK
168 SEQUOIA RD
ROCKWALL, TX 75032

RIDGEWAY RYAN A & HARRIS H JORGENSEN
1935 WIND HILL RD
ROCKWALL, TX 75087

PANG SUSAN JANG
2033 HUNTCLIFFE CT
ALLEN, TX 75013

RESIDENT
225 DARTMOUTH DR
ROCKWALL, TX 75032

ARELLANO-CRUZ PAULA M AND FELIX
227 DARTMOUTH DR
ROCKWALL, TX 75032

TATE ANTHONY R
227 LUMSDEN CIR W APT 101
COLLIERVILLE, TN 38017

AUSTIN TAMIKA S
229 DARTMOUTH DR
ROCKWALL, TX 75032

RODRIGUEZ ROGELIO
231 DARTMOUTH DR
ROCKWALL, TX 75032

RESIDENT
233 DARTMOUTH DR
ROCKWALL, TX 75032

RATHMELL DONNA SUE
235 DARTMOUTH DR
ROCKWALL, TX 75032

SAGUM CHRISTOPHER AND MONICA
2351 BRITTAN AVE
SAN CARLOS, CA 94070

MANDARI EMILIANA
237 DARTMOUTH DR
ROCKWALL, TX 75032

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

AMERICAN HOMES 4 RENT PROPERTIES EIGHT
LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

LU TIANSHI
2840 CLEAR CREEK DRIVE
ROCKWALL, TX 75032

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

520 YFLK LLC
3105 CORNELL AVENUE
DALLAS, TX 75205

RAMIREZ RAUL JR
3145 MARKET CENTER DR
ROCKWALL, TX 75032

DASGUPTA MONOROMA & MALA DAS GUPTA
3149 MARKET CENTER DR
ROCKWALL, TX 75032

DOWLATSHAHI MIRABOUTALEB S
MOLLY D DOWLATSHAHI
3153 MARKET CENTER DR
ROCKWALL, TX 75032

ALVARADO DEANDRA CHRISTINE AND DANIEL
ALONSO
3159 MARKET CENTER DRIVE
ROCKWALL, TX 75032

ABU JENABO
3163 MARKET CENTER DRIVE
ROCKWALL, TX 75032

SANCHEZ RINA
3167 MARKET CENTER DR
ROCKWALL, TX 75032

RESIDENT
3171 MARKET CENTER DR
ROCKWALL, TX 75032

FIGUEROA MARISELA L AND
SUSAN L FIGUEROA
3175 MARKET CENTER DR
ROCKWALL, TX 75032

GLENN JUDITH J
3179 MARKET CENTER DR
ROCKWALL, TX 75032

PARKER EDDIE E
3181 MARKET CENTER DR
ROCKWALL, TX 75032

HUYNH ANNIE
3183 MARKET CENTER DR
ROCKWALL, TX 75032

IHNE FAMILY TRUST
WILLIAM F IHNE & HENRIETTA IHNE - TRUSTEES
3187 MARKET CENTER DR
ROCKWALL, TX 75032

NGUYEN JONATHAN L JR
3191 MARKET CENTER DR
ROCKWALL, TX 75032

SMIETANKO MIECZYSLAW Z SZPYRKO AND
MIROSLAWA AND
MAGDALENA SMIETANKO
3193 MARKET CENTER DR
ROCKWALL, TX 75032

LOZA FABIOLA ESTRADA
4518 CARMEL LN
ROWLETT, TX 75088

CHEN QINGSHENG & YAN FENG
4715 147TH PL SE
BELLEVUE, WA 98006

LIGHT JEFF
519 INTERSTATE 30 #140
ROCKWALL, TX 75032

YIP FRANCIS W AND MARGARET W
545 MOUNTAIN HOME DR
SAN JOSE, CA 95136

GJD REAL ESTATE LLC- 121 RUTHERFORD SERIES
637 FOREST BEND DRIVE
PLANO, TX 75025

ALSAMMAK PROPERTIES LLC- SERIES 3
7857 CR 542
NEVADA, TX 75173

ALSAMMAK AHMED AND
BAN AL TAIE
7858 CR 542
NEVADA, TX 75173

HUTCHINS MATTHEW AND JULIE
9 LANTERN DRIVE
HEATH, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

ELLIS MARK AND
DENISE HENRY
M/R
, TX

RSB TOKEN INVESTMENTS LLC
PO BOX 1664
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

HENDERSON NORMA
PO BOX 705
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

PUBLIC NOTICE



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

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

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

Z2024-059: SUP for Short Term Rental

Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a *Specific Use Permit (SUP)* for *Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, 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, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, December 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-059: SUP for 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

From: [Skyles, Brenda](#)
To: [Planning](#)
Subject: SUP : Z2024-059
Date: Tuesday, December 10, 2024 9:57:48 AM

I am in favor for the SUP because I assume that it will be well managed and the exterior will be more maintained than some of the rentals in the neighborhood. There is no reason that short term rentals should be banned when other houses in the neighborhood are run like a hostel - renting out rooms to numerous tenants with turnover almost monthly. A short term rental will have no less cars on the street than the house I am referring to - there are at least 6 cars at all times, with a semi truck cab also there for days at a time.

Thank you,
Brenda Skyles

The information contained in this e-mail may be privileged, confidential, and/or protected from disclosure. If you are the intended recipient, further disclosures are prohibited without proper authorization. If you are not the intended recipient (or have received this e-mail in error) please notify the sender immediately and destroy this e-mail. Any unauthorized copying, disclosure or distribution of the material in this e-mail is strictly prohibited and no waiver of any attorney-client, work product, or other privilege is intended. No binding agreement on behalf of Baylor Scott & White Health, or any affiliated entity, is permitted by e-mail without express written confirmation by a duly authorized representative of Baylor Scott & White Health.

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

From: [Kevin Pagaduan](#)
To: [Ross, Bethany](#); [Planning](#); [Deejay Pagaduan](#)
Subject: Case #: Z2024-059
Date: Thursday, December 12, 2024 9:41:25 AM

Good morning,

I am stating my reasons for voting a “NO” as I am the owner of the residence DIRECTLY next door (119 Lanshire Dr.) to the residence in question (117 Lanshire Dr.). I have 4 daughters, 2 of which are 7 yr old SPECIAL NEEDS TWINS who live with my wife and me.

A short-term, Airbnb-style, home would be a disaster for our community of young families, especially mine. My SPECIAL NEEDS TWINS have ANXIETY issues, who are bothered by the slightest abrupt NOISE. Our homes are TOO CLOSE, as I share a fence with the residence in question, too close to buffer any noises or SAFEGUARD against unruly, dangerous, behaviors that a short-term rental would invite with those looking to party with alcohol on a daily basis.

A Dallas Fire Marshall lives in our neighborhood and HIGHLY recommends AGAINST a short-term rental as the Dallas Fire Dept. deals with CONSTANT COMPLAINTS from similar rentals every day. The likelihood of PARTIES with ALCOHOL within a neighborhood of YOUNG FAMILIES whose houses with little to NO ROOM in between them is UNSAFE, irrational and irresponsible on the part of decision-makers. Also, our street is not big enough for multiple vehicles of invited guests looking to party on a nightly basis.

A short-term rental is a VERY HIGH-RISK proposal with absolutely NO GOOD BENEFITS to the surrounding community. Our local POLICE and FIRE DEPARTMENTS would be adversely affected as they’d be called upon often due to the endless SAFETY HAZARDS posed by irresponsibly placing a short-term rental right in the middle of a tight community of young family residents.

So please consider highly my VOTE AGAINST the idea of a short-term rental. All of my neighbors whom I’ve spoken with have similar concerns and unanimously say an emphatic “NO!”

Thank you,

Kevin Pagaduan
119 Lanshire Drive
Rockwall, TX 75032
214-681-0825

Sent from my iPhone

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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:

72024-059: SUP for Short Term Rental

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

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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. Z2024-059: SUP for 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.

Short-Term Rental (STR) offer's no "Value to our Neighbors or Neighborhood (STR's offers only one's a short time convenience).

STR could affect our property market value.

STR's has a history of neighborhood problems. This could cause homeowners unnecessary distress.

Name: **Eddie PARKER**

Address: **3181 Market Center Dr**

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



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]

DMSS 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.

DMSS 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.

DMSS 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.

DMSS 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*.

DMSS 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	117 Lanshire Dr	Zoning	Residential A1
Subdivision	Lynden Park Estates Phase 3	Lot	16 Block
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	Daryl Schroeder	Phone	425-931-1518
Mailing Address	1205 Lake Glen circle	City	Rockwall State TX Zip Code 75087
Email	dmss holdings 1@gmail.com		

RESPONSIBLE PARTY [PLEASE PRINT]

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

Same as Property Owner

Name		Phone	
Mailing Address		City	State Zip Code
Email			



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

REQUIREMENTS CHECKLIST

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

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

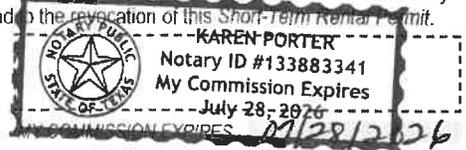
I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, 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 15 DAY OF November, 2024

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]
[Handwritten Signature]



PROPERTY OWNER'S CERTIFICATION

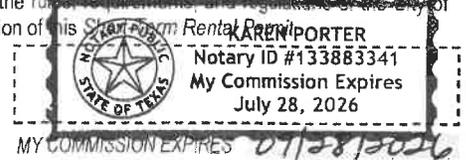
I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *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 15 DAY OF November, 2024

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]
[Handwritten Signature]











117



117





9800 Fredericksburg Road
San Antonio, Texas 78288

DARYL SCHROEDER
117 LANSHIRE DR
ROCKWALL, TX 75032

November 12, 2024

Reference: Existing USAA Rental Property Insurance Policy Summary

We're writing to provide the following summary of the USAA rental property policy:

Effective date of policy:	October 18, 2024 12:01 a.m. local time
Policy expiration date:	October 18, 2025 12:01 a.m. local time
Policy location:	117 LANSHIRE DR, ROCKWALL, TX 75032
Policy number:	GIC 017729247 80A
Named Insured:	DARYL SCHROEDER

Description of coverage(s)

Dwelling coverage:	\$559,000
Home Protector:	Included
Personal belongings:	\$5,000
Personal liability:	\$500,000
Medical payments:	\$5,000

Deductible(s)

All other perils:	\$2,000
Wind and hail:	2.00% (\$11,180)

Revised Annual Premium:	\$2,718.65
--------------------------------	------------

Mortgage clause:	SFMC, LP ISAOA/ATIMA 5408 W PLANO PARKWAY PLANO, TX 75093
-------------------------	--

Loan number:	45001872529
---------------------	-------------

Your Home Protector coverage, if included, provides you an additional 25% of dwelling coverage. Policy terms, conditions and exclusions apply.

Notification to Additional Interest Upon Cancellation

If this policy is canceled or not renewed, the mortgagee/lender will be properly notified at least 10 days before the date cancellation or nonrenewal takes effect.

If you have questions about the changes to the policy, please call us at 210-531-USAA (8722), our mobile shortcut #8722 or 800-531-8722. As always, we appreciate the opportunity to serve you.

Thank you,
USAA General Indemnity Company



SAMPLE SHORT TERM RENTAL PROOF OF INSURANCE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 06/04/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: ABC Insurance Services, LLC, 50 On My Way, Suite 100, Somewhere, TX 75123. CONTACT NAME: abcinsinfo@abc.com. INSURER(S) AFFORDING COVERAGE: INSURER A: ABC Local Agents of Texas LLC.

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL SUBR, POLICY NUMBER, POLICY EFF, POLICY EXP, LIMITS. Includes rows for Commercial General Liability, Automobile Liability, Umbrella Liab, and Workers Compensation.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional) Remarks Schedule, may be attached if more space is required)

SHORT TERM RENTAL for: 1234 Sunny Place Circle, Rockwall, TX75087

CERTIFICATE HOLDER CANCELLATION

Additional Insured: City of Rockwall, 385 S Goliad St, Rockwall, TX 75087. SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE signature.



SHORT-TERM RENTALS

LIABILITY INSURANCE REQUIREMENTS

MUNICIPAL CODE OF ORDINANCES AND ARTICLE 04 AND 13 OF THE UDC ORDINANCE NO. 24-10:

7) Commercial Insurance. Each Short-Term Rental property shall be **required to have 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.** The applicant for a Short-Term Rental shall provide a copy of the certificate of insurance which shows the name insured, any additional insureds, the location address, the effective date, the coverage limit and type. The owner must notify the City of Rockwall within 30 days if the insurance status changes and provide the City with the updated insurance information. The Short-Term Rental Permit shall be revoked in accordance with Section 13-29, Revocation or Suspension of a Short-Term Rental Permit, of this Article if updated insurance information is not provided.

How does Airbnb home insurance work?

For homeowners considering renting their property as a short-term rental via a website like Airbnb, you must know whether or not your [homeowners insurance](#) provides the proper coverage. [Short-term rentals \(STRs\)](#) most often require additional [endorsements](#) or a new type of coverage altogether. Below, you'll find out how a typical homeowners policy handles home sharing, as well as some short-term rental insurance options that can help ensure that you are properly covered.

Key Takeaways

- Hosts of short-term rentals like Airbnbs require additional insurance to fully protect you and your belongings
- Airbnb offers its own type of insurance, but there are gaps in coverage that lead hosts to other options
- Some insurers offer home-sharing insurance options as an endorsement

Does standard homeowners insurance cover Airbnb properties?

Homeowners insurance coverage was developed to offer protection in the event of [perils](#) (causes of loss) such as [fire](#), lightning, and [wind](#). Things quickly get murky when you operate a [business from your home](#) — and insurers typically consider home-sharing a business activity.

If you rent out your property regularly, a standard homeowners policy isn't likely to provide adequate coverage. Home insurance policies often exclude [liability coverage](#) — including [bodily injury](#) and [property damage](#) — **for any business activity run from the home**. If you are relying solely on your homeowners policy for protection, you may be at risk of being underinsured. Exception: Most homeowners insurance policies offer protection for the occasional rental, as long as you inform the company beforehand.

Coverage by Policy Type for Short Term Rental Hosts

Coverage type	What it covers	Standard homeowners insurance	Other homeshare-specific policies	Standard landlord policy	Airbnb Insurance
Loss of rent coverage	Reimburses hosts for loss of rental income due to guest behavior	No	✓*	✓*	✓
Liability	Guest injuries and damages to property belonging to guests	Maybe**	✓	✓	✓
Personal Property	Covers damage to property belonging to you such as furniture and electronics	Maybe**	✓	✓	✓
Dwelling coverage	Covers the building itself and any damage that may arise	Maybe**	✓	✓	✓

*Coverage may be available but might require additional add-ons.

Claims accepted at the discretion of the carrier (most insurers won't cover claims resulting from commercial activity on your property under a standard home policy**).

The risks of home-sharing

Opening your home to strangers comes with some risks. Should a guest damage your belongings or incur bodily injury while staying on your property, you could be exposed to risk if you don't carry the correct insurance. Have a look at some of the most common risks of home-sharing below:

- Vandalism
- Theft
- Property damage
- Personal liability

Landlords may be liable for the actions of tenants renting out their apartments. If a guest is injured, the landlord — as the owner of the property — could be held liable depending on the situation. This is one reason that many leasing agreements explicitly prohibit home-sharing.

What is home-sharing insurance?

Home-sharing insurance refers to the portion of insurance coverage necessary to protect your home as you operate an STR. Regular home-sharing is considered to be a business activity, rendering your standard homeowners policy nullified as it does not protect business activity on your property.

A standard home insurance policy provides liability coverage and property damage, typically extending to the *property's guests and their belongings*. Once you begin operating your home as an STR, this coverage suite may leave gaps.

In some cases, insurance companies offer protection for Airbnb or VRBO hosts with tenants who stay only occasionally. Bear in mind, however, the major differences between a one-off rental situation and the operation of a dedicated Airbnb business. **To carry coverage in the latter case, you will need a home-sharing endorsement or a separate commercial insurance policy.**

Regular home-sharing is considered to be a business activity, and since standard homeowners policies do not cover this, you must add on an endorsement.

A short-term rental insurance [endorsement](#) may be available through your current insurance company. These cover theft and property damage. Certain endorsements may cover liability, theft, vandalism, as well as damage to guests' property.

However, if property rentals comprise a significant portion of your income, you may need to purchase a separate insurance policy. In many cases, a [landlord policy](#) may suffice. Landlord insurance covers the [primary dwelling](#), [other structures](#) on the property, [personal property](#) inside the dwelling, lost rental income, and any liability claims filed against you.

Zebra tip: Consider specialized home-sharing insurance policies

Companies like Proper Insurance sell insurance products specifically tailored to Airbnb and the home-sharing industry. This is often known as **short-term rental insurance**. These policies cover issues such as accidental damage to property, infestations, and [mold](#). They also increase your personal liability coverage substantially, even covering legal fees in the event claims are made against you.

Does Airbnb offer insurance?

Some home-sharing companies offer a form of coverage for hosts. For instance, **Airbnb offers protection through their own program called AirCover,^[1]** which is free for hosts and automatically included. AirCover is the name of the overall protection plan and comprises three programs: **Host Damage Protection,^[2] Host Liability Insurance,^[3]** and **Experience Liability Insurance.**

The majority of hosts on the Airbnb platform rent out their homes for standard lodging purposes. Airbnb Experiences^[4] differ in that they include in-person activities hosted by local experts, often offering activities like cooking classes, nature-based experiences and exercise. Because such experiences pose a unique level of risk, hosts who participate are covered by the Experience Liability insurance section of AirCover.

For everyone else, the other sections of AirCover protect you and your property. Let's take a deeper look at Host Damage Protection and Host Liability Insurance.



Host damage protection: Provides up to \$1 million in property damage coverage.

- What is covered: Damage caused by guests, unexpected cleaning costs due to the behavior of a guest, income lost if you are forced to cancel a booking due to damage caused by a guest.
- What's not covered: Damage from wear and tear, loss due to acts of nature, injury or property damage to guests



Host liability protection: Provides up to \$1 million in coverage for guests' property damage or bodily injury.

- What is covered: Bodily injury to a guest, damage or theft of guest property, damage caused by a guest in common areas.
- What is not covered: Intentional damage, damage to your personal property.

It's important to be aware of the gaps in Airbnb's insurance coverage. Airbnb Host Protection Insurance **does not cover loss of income, intentional acts, or mold.** It is not intended as a replacement for homeowners insurance, and **should instead be treated as supplementary protection to your primary coverage.** Also, be aware that the claims process can be tedious, as claims go through Airbnb directly and are not handled by your own insurance company.

Insurance for VRBO, HomeAway, FlipKey, onefinestay, and others

Sites like VRBO, Homeaway, FlipKey, and onefinestay offer guidance on recommended insurance coverage for hosts. **VRBO suggests using a vacation rental policy.** The company worked to help design the coverage to suit the needs of its users. **It is designed to cover homes that rotate between being rented out, being owner-occupied, and sitting empty for long periods. VRBO insurance is offered via Proper Insurance.**

HomeAway offers \$1 million in liability coverage for its users, while Onefinestay has a policy underwritten by a syndicate of Lloyd's of London, though the details on the coverage are vague. FlipKey suggests finding an insurance company that offers home-sharing coverage.

Research exactly what is covered by your home-sharing network and how it works with your current homeowners insurance. This can help you avoid gaps in coverage for whichever STR platform you choose to utilize.



Why you still need insurance even with Airbnb's damage policy

While the damage policy serves as one layer of protection, you still need the proper insurance policy to fill in the gaps. Airbnb's security deposits and Host Damage Protection plans offer coverage for damages made by the behavior of a guest, but damages caused by other perils will not be covered. **This is where your home-sharing insurance policy kicks in. Airbnb recommends thinking of supplemental insurance as a must have, rather than a "nice-to-have."**^[6]

[Learn more about Airbnb statistics.](#)

Does renters insurance cover Airbnb and home-sharing networks?

If you rent your home, it may still be possible to advertise it on a home-sharing site as a rental (referred to as rental arbitrage). The first thing you'll need to do, however, is to check with your landlord to verify that this is allowed. Many leases explicitly prohibit such activity, so it always pays to check. Some renters forgo getting permission from their landlord, which can lead to trouble if an insurance claim is necessary, potentially resulting in eviction.

After receiving your landlord's consent, the next step is to consult your [renters insurance](#) policy to check for any restrictions. Some insurers may not allow you to rent out your apartment for longer than a certain duration, while others might restrict how much money you're allowed to make via home rentals each year. Some renters insurance companies may not offer STR coverage at all.

As with homeowners insurance, it's always wise to check with your renters insurance company to explore your options.

The best insurance companies for Airbnb hosts

Not every [homeowners insurance company](#) looks kindly on home-sharing. The sharing economy has forced insurance companies to change how they provide coverage. As with [ride-sharing](#), some insurers have responded with special short-term rental insurance options for home-sharing. Along with the limited liability insurance policy offered by most home-sharing companies, other insurance carriers offer options, including:

- Allstate HostAdvantage^[6]: This program from Allstate protects against theft and damage to personal property up to \$10,000 per rental period.
- Erie Homeshare^[7]: Erie's product offers coverage for property damage, theft and liability claims, and is only available for the insured's primary residence.
- Proper Insurance^[8]: This home-sharing policy operates a bit differently than others in that these plans are written as business policies that are meant to replace your existing plan. Proper takes components of commercial, personal, tenant and unoccupied policies to create a custom coverage suite for hosts.

Does Airbnb offer insurance for guests?

Yes, coverage provided to hosts through Airbnb explicitly covers injuries and damages to your personal property. However, be aware that the claims process in these situations often goes through the host,

which could lead to challenges. Note that protections such as cancellation fees are not typically offered through home-share sites and refunds are typically at the discretion of the host.

In most cases, your homeowners or renters insurance policy will provide you with a fair amount of protection while you're traveling. Your personal belongings are covered against most losses, including theft or fire. Your personal property coverage for belongings outside your residence is 10% of coverage C (your total personal property amount) or up to \$1,000, whichever is greater. This is subject to a [deductible](#). This may be limited to theft alone on certain policies, so you'll need to check with your insurance company. Travel insurance is also a great option to consider while staying in an Airbnb or similar short-term rental.

Zebra tip: Always inform your insurance company of home-sharing

One of the most important things you can do before becoming an STR host is to inform your insurance company. The company can then help you determine what's covered by your current homeowners policy, as well as whether you'll need an Airbnb endorsement or altogether different coverage. Without informing your provider, you risk having gaps in your coverage or potentially violating the terms of your policy if your insurer does not allow vacation rentals.

<https://www.thezebra.com/homeowners-insurance/coverage/airbnb-insurance/#:~:text=Do%20you%20need%20commercial%20insurance.their%20home%20as%20an%20STR>



STR2024-3481 **X**

Short Term Rental

Ca Object ID:	187140
Number:	STR2024-3481
Type:	STR
Type:	Short Term Rental
Description:	STRNOWNOCC
SubType:	Non-Owner-Occupied
SubType:	STR - ISSUED
Description:	114 LANSHIRE DR
Tag:	ISSUED
Location:	cherbst
Status:	6/28/2024 2:07:10 PM
Accepted By:	cherbst
Accepted Date:	6/28/2024 2:16:57 PM
Initiated By:	N
Initiated Date:	
License:	

[Zoom to](#)

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 17 (PD-17) 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 0.1515-ACRE PARCEL OF LAND IDENTIFIED AS LOT 16, BLOCK D, LYNDEN PARK ESTATES, PHASE 3, 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 Trenton Austin for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Street, 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 17 (PD-17) 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 17 (PD-17) 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 17 (PD-17); 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 6th DAY OF JANUARY, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

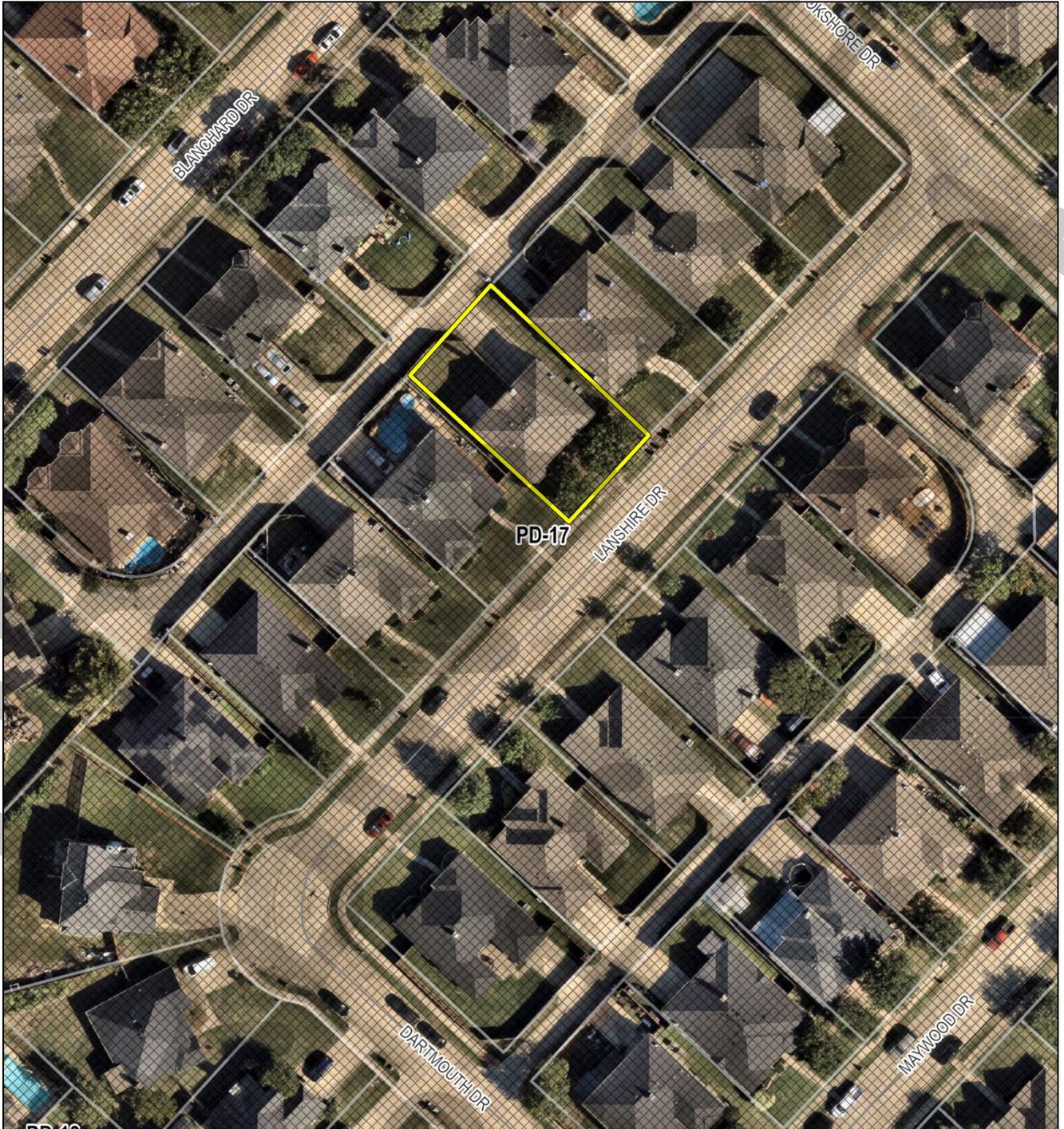
1st Reading: December 16, 2024

2nd Reading: January 6, 2025

Exhibit 'A'
Legal Description

Address: 114 Lanshire Drive

Legal Description: Lot 16, Block D, Lyden Park Estates, Phase 3



**Exhibit 'B':
Short-Term Rental Permit Application**



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

<i>STAFF USE ONLY</i>
RECEIVED BY:
DATE RECEIVED:
STR PERMIT NO.

ACKNOWLEDGEMENTS BY PROPERTY OWNER (PLEASE INITIAL BY EACH STATEMENT)

- DMSS* 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.
- DMSS* 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.
- DMSS* 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.
- DMSS* 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*.
- DMSS* 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	117 Lanshire Dr	Zoning	Residential A1
Subdivision	Lynden Park Estates Phase 3	Lot	16
General Location		Block	

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	Daryl Schroeder	Phone	425-931-1578
Mailing Address	1205 Lake Glen Circle	City	Rockwall State TX Zip Code 75087
Email	dmss holdings 1@gmail.com		

RESPONSIBLE PARTY (PLEASE PRINT)

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

- Same as Property Owner
- | | | | |
|-----------------|-------|-------|----------|
| Name | Phone | | |
| Mailing Address | City | State | Zip Code |
| Email | | | |

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

Exhibit 'B':
Short-Term Rental Permit Application



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

REQUIREMENTS CHECKLIST

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

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

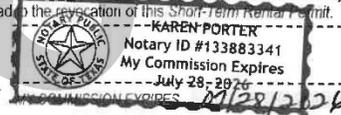
I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, 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 15 DAY OF November, 2024

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]
[Handwritten Signature]



PROPERTY OWNER'S CERTIFICATION

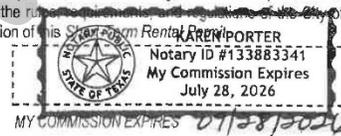
I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *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 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 15 DAY OF November, 2024

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]
[Handwritten Signature]



SHORT-TERM RENTAL APPLICATION AND REGISTRATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 774-7769

Exhibit 'C'
Short-Term Rental Photographs





December 18, 2024

TO: Daryl Schroeder
1205 Lake Glen Circle
Rockwall, Texas 75087

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

SUBJECT: Z20240-034; SUP for a *Short-Term Rental (STR)* at 117 Lanshire Drive

Daryl:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was denied by the City Council on December 16, 2024. The following is a record of all voting records:

Planning and Zoning Commission

On December 10, 2024, the Planning and Zoning Commission approved a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Conway absent.

City Council

On December 16, 2024, the City Council approved a motion to deny the Specific Use Permit (SUP) by a vote of 6-0, with Council Member McCallum absent.

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- or any portion thereof -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (i.e. an application for the same request may be filed at the applicant's discretion). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 772-6488.

Sincerely,

Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department

Ross, Bethany

From: Daryl Schroeder <daryl.schroeder@gmail.com>
Sent: Tuesday, November 26, 2024 11:06 PM
To: Ross, Bethany
Subject: Re: Project Comments: Z2024-059
Attachments: 117 Lanshire - Special Use Permit.pdf; 117 Lanshire Drive - Photos for Permit.pdf

Bethany,

Thank you for your input tonight. Attached are the colored versions of the photos that were submitted.

In addition, I've attached the document I threw together about "why" I purchased the house in the first place. I think the "neighborhood home" (noted in the doc) concept is something that the [ARC](#) stated was "the best way forward to avoid state run homes"; but it involves a lot of knowledge of the system it seems.

Thanks,

Daryl

On Thu, Nov 21, 2024 at 4:50 PM Ross, Bethany <bross@rockwall.com> wrote:

Daryl,

Attached are the project comments, and draft ordinance for your case.

The meeting schedule for this case is as follows:

Planning and Zoning Work Session: November 26, 2024
Planning and Zoning Commission: December 10, 2024
City Council (1st Reading): December 16, 2024
City Council (2nd Reading): January 6, 2025

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

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