



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3985 Horizon Rd, Rockwall TX 75032

SUBDIVISION Rockwall Lake Estate No. 1 LOT 609 BLOCK C

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE STR

ACREAGE 0.17

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

☒ OWNER Himmat chauhan

☒ APPLICANT Homestay Rentals, LP

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS 996 E. I-30

ADDRESS 996 E. I-30

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP Rockwall TX 75087

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

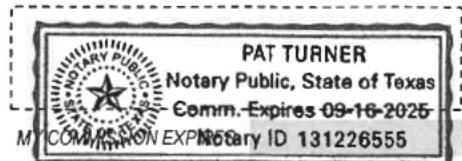
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

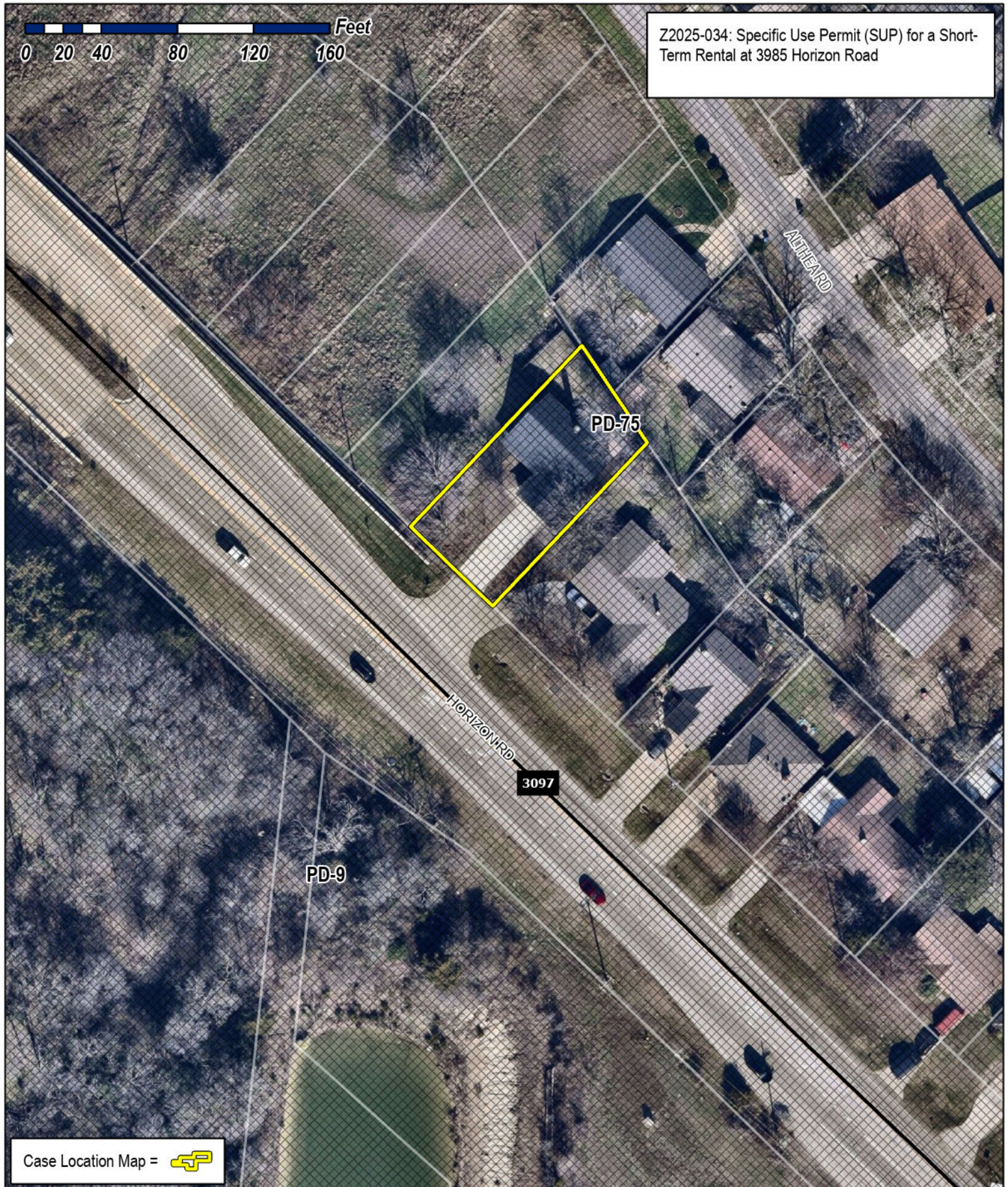
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF June, 2025

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





City of Rockwall

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

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

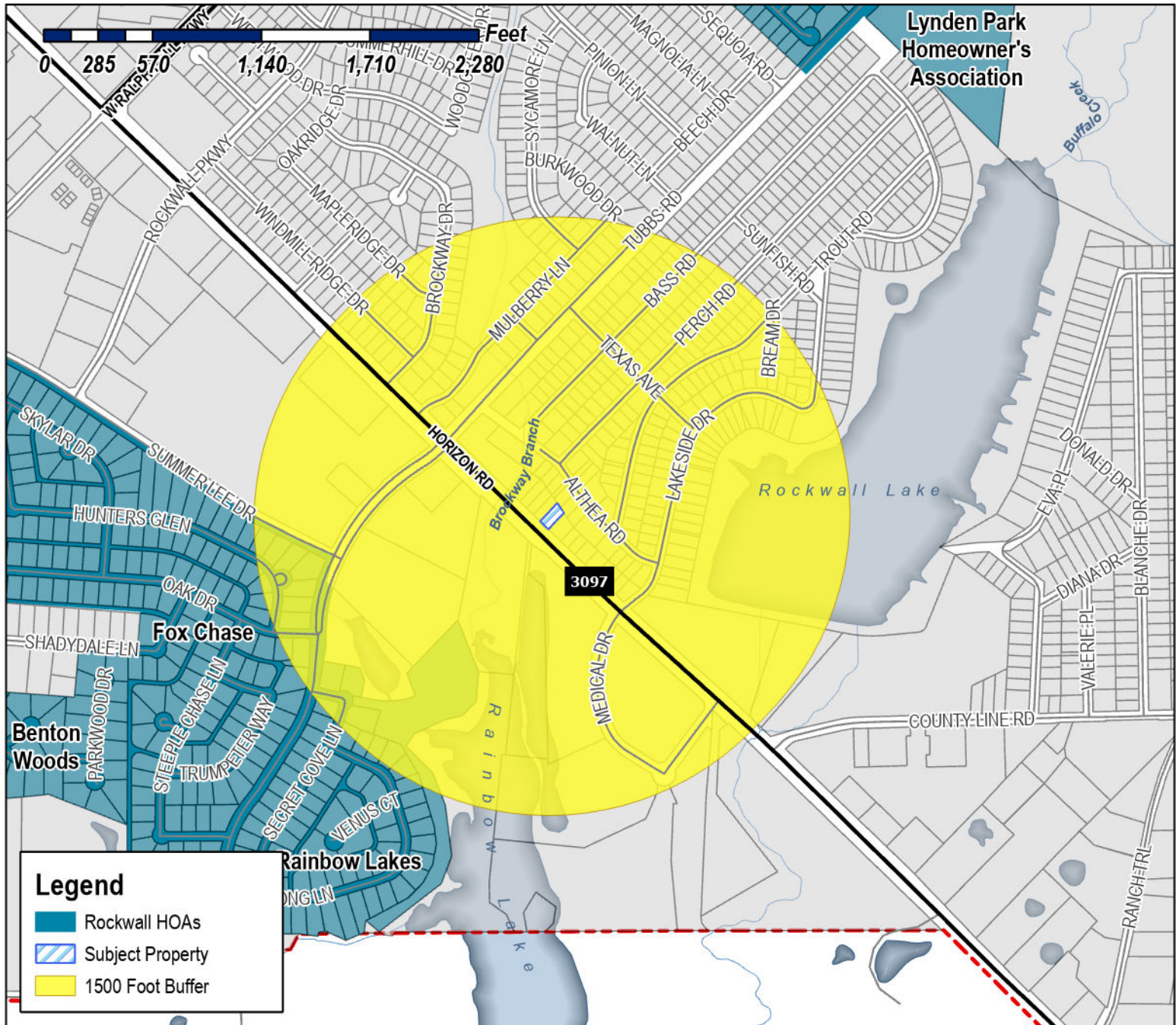




City of Rockwall

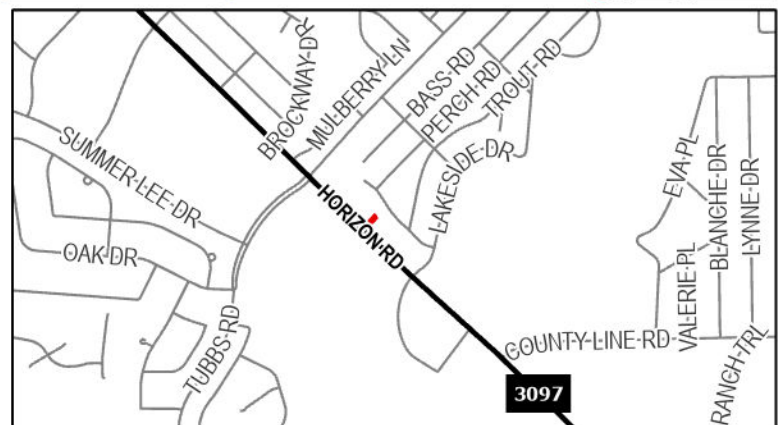
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Case Number: Z2025-034
Case Name: Specific Use Permit (SUP) for a Short-Term Rental
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 3985 Horizon Road

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

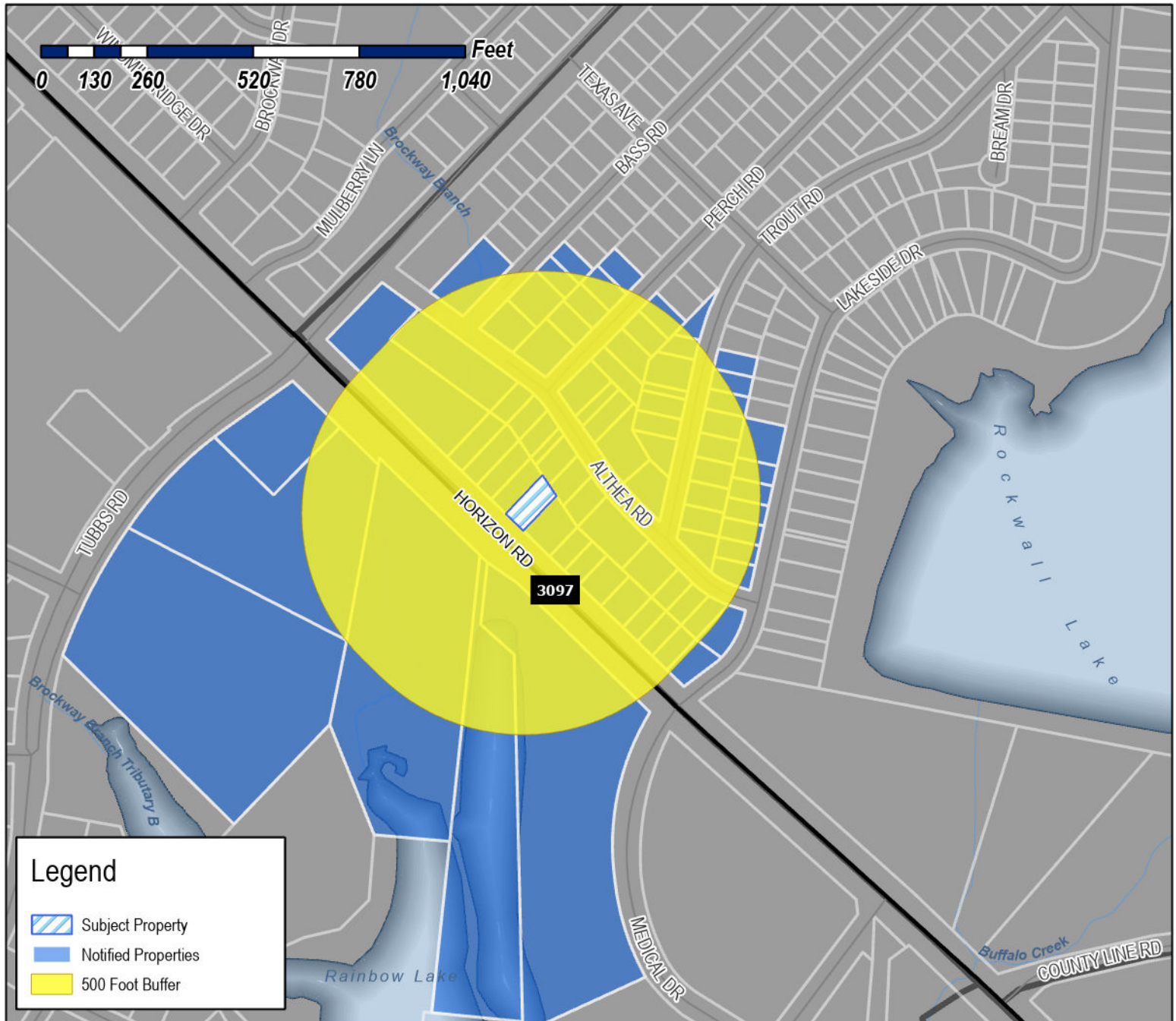




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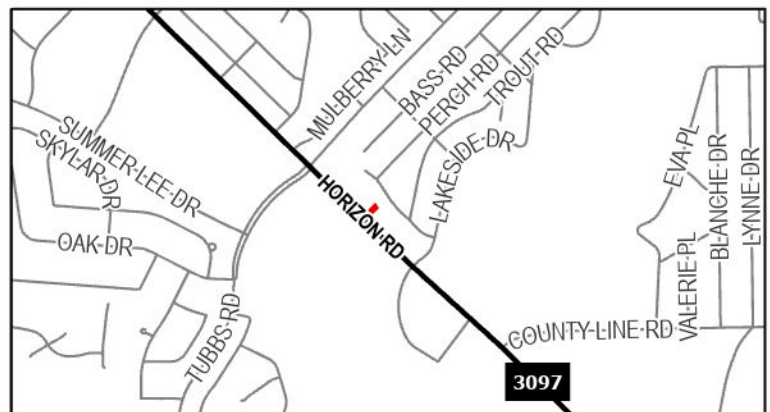
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RESIDENT
0
FM3097 0
ROCKWALL, TX 75087

RESIDENT
103 ALTHEA RD
ROCKWALL, TX 75087

SHARING SMILES LLC
108 CRYSTAL CT
RICHARDSON, TX 75081

HUCK AMBER L
111 TROUT ST
ROCKWALL, TX 75032

RESIDENT
116 BASS RD
ROCKWALL, TX 75087

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

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

ZOMER JOHN DAVID
123 Trout St
Rockwall, TX 75032

TYRELL ROBERT & KATHY
127 BASS RD
ROCKWALL, TX 75032

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

OJEDA ELIZABETH RODRIGUEZ
128 Althea Rd
Rockwall, TX 75032

RESIDENT
130 PERCH RD
ROCKWALL, TX 75087

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

WADE CHELSEA L
133 ALTHEA ROAD
ROCKWALL, TX 75032

PALMER CHRIS
135 TROUT ST
ROCKWALL, TX 75032

RESIDENT
0
140 TROUT RD 0
ROCKWALL, TX 75087

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

TAYLOR MARGOE
141 PERCH RD
ROCKWALL, TX 75032

RESIDENT
142 PERCH RD
ROCKWALL, TX 75087

GUZMAN LUIS & YOLANDA
142 ALTHEA RD
ROCKWALL, TX 75032

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

RESIDENT
151 BASS RD
ROCKWALL, TX 75087

CASTILLO ARTURO & VICTORIA
151 PERCH RD
ROCKWALL, TX 75032

RESIDENT
152 ALTHEA RD
ROCKWALL, TX 75087

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

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE A
154 TROUT ST
ROCKWALL, TX 75032

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

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

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

JARAMILLO VERONICA
163 TROUT ST
ROCKWALL, TX 75032

RESIDENT
164 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
166 TROUT RD
ROCKWALL, TX 75087

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

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

RESIDENT
174 TROUT DR
ROCKWALL, TX 75087

ESPINOSA DAVID AND ERIN
174 LAKESIDE DR
ROCKWALL, TX 75032

MCCREARY LARRY &
O
176 ALTHEA RD
ROCKWALL, TX 75032

AGUILAR IVAN D
177 ALTHEA RD
ROCKWALL, TX 75032

ALCALA GUADALUPE R
180 TROUT
ROCKWALL, TX 75032

RESIDENT
182 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
185 TROUT RD
ROCKWALL, TX 75087

RESIDENT
188 ALTHEA RD
ROCKWALL, TX 75087

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

RESIDENT
193 TROUT RD
ROCKWALL, TX 75087

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

GARCIA CITLALLI SARAHI GONZALEZ
194 Trout St
Rockwall, TX 75032

RESIDENT
O
199 ALTHEA RD O
ROCKWALL, TX 75087

RESIDENT
202 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
208 TROUT RD
ROCKWALL, TX 75087

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

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

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

RESIDENT
220 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
223 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
230 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
232 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
235 ALTHEA RD
ROCKWALL, TX 75087

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

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

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

RESIDENT
242 ALTHEA RD
ROCKWALL, TX 75087

REED JENNIFER LATRICE
242 LAKESIDE DRIVE
ROCKWALL, TX 75032

TOVAR LUISIHNO
245 ALTHEA RD
ROCKWALL, TX 75032

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

RESIDENT
252 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
264 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
265 ALTHEA RD
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3520 HORIZON
ROCKWALL, TX 75087

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

RESIDENT
3615 FM3097
ROCKWALL, TX 75087

RESIDENT
3775 FM3097
ROCKWALL, TX 75087

RESIDENT
3835 FM3097
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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

RESIDENT
3885 FM3097
ROCKWALL, TX 75087

RESIDENT
3935 FM3097
ROCKWALL, TX 75087

RESIDENT
3985 FM3097
ROCKWALL, TX 75087

RESIDENT
4065 FM3097
ROCKWALL, TX 75087

CASTILLO SILVIA
4125 FM 3097
ROCKWALL, TX 75032

RESIDENT
4175 FM3097
ROCKWALL, TX 75087

RESIDENT
4215 FM3097
ROCKWALL, TX 75087

RESIDENT
4275 FM3097
ROCKWALL, TX 75087

RESIDENT
0
4325 FM3097 0
ROCKWALL, TX 75087

RESIDENT
4375 FM3097
ROCKWALL, TX 75087

RESIDENT
4425 FM3097
ROCKWALL, TX 75087

RESIDENT
4475 TUBBS RD
ROCKWALL, TX 75087

RESIDENT
4485 HORIZON RD
ROCKWALL, TX 75087

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

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

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

CORNELIUS FAMILY TRUST
O
501 SCENIC PL
HEATH, TX 75032

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

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

BALDERAS VICTORIO AND
O
602 LAWRENCE
HEATH, TX 75032

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

GOYAL SANJAY K
8008 STRECKER LN
PLANO, TX 75025

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

SALDANA FLOR
8820 COUNTY RD 136
TERRELL, TX 75161

KLEIN ELIZABETH C
M/R

RESIDENT
O
N/A O
ROCKWALL, TX 75087

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

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

JWS LAND LTD
PO Box 6621
McKinney, TX 75071

MURPHY ROAD LTD
O
PO Box 6621
McKinney, TX 75071

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

GRUBBS DAVID G
PO BOX 852
ROCKWALL, TX 75087



HomeStay Rentals, LP

(Stay with Confidence) Rockwall or Rowlett

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

June 12-2025

To Mr. Ryan Miller

Planning & Zoning Director

City of Rockwall, TX

Short Term Rental Permit Application

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

Dear Mr. Miller,

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

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

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

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

Rockwall Inn & Suites

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

Wherever Life Takes You, Best Western Is There.®

Each BWHSM Hotels property is independently owned and operated.



HomeStay Rentals, LP

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

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

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

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

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

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

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

Sincerely,

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

Himmat Chauhan, CHA

Certified Hotel Administrator.

6/12/2025

Rockwall Inn & Suites

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

Wherever Life Takes You, Best Western Is There.®

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SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

STAFF USE ONLY

RECEIVED BY:

DATE RECEIVED:

STR PERMIT NO.

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

- H I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.
- H I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.
- H I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.
- H I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.
- H I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and -- as the owner of the subject property -- it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

☒ New Registration | ☐ Renewal of an Existing Registration

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

PROPERTY INFORMATION [PLEASE PRINT]

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

TYPE OF SHORT-TERM RENTAL

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

- ☐ **SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX).** A single-family home, townhome, or duplex -- or portion thereof -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (i.e. occupies the primary structure) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.
- ☒ **SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX).** A single-family home, townhome, or duplex -- or a portion thereof -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- or portion thereof -- on the same property (i.e. the property owner or operator is not on-site as an occupant during the rental of the property).
- ☐ **SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM).** An apartment or condominium (or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]) -- or a portion thereof -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

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

RESPONSIBLE PARTY [PLEASE PRINT]

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

☒ Same as Property Owner

Name	Himmat Chauhan	Phone	
Mailing Address		City	
Email		State	
		Zip Code	



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

REQUIREMENTS CHECKLIST

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

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

GENERAL STANDARDS CHECKLIST

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

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

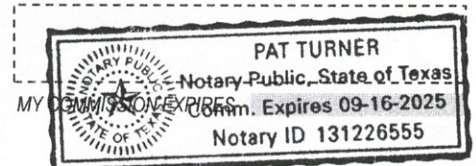
RESPONSIBLE PARTY'S CERTIFICATION

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF JUNE, 2025

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



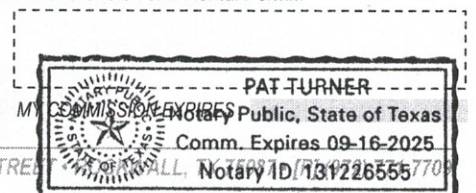
PROPERTY OWNER'S CERTIFICATION

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF JUNE, 2025

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



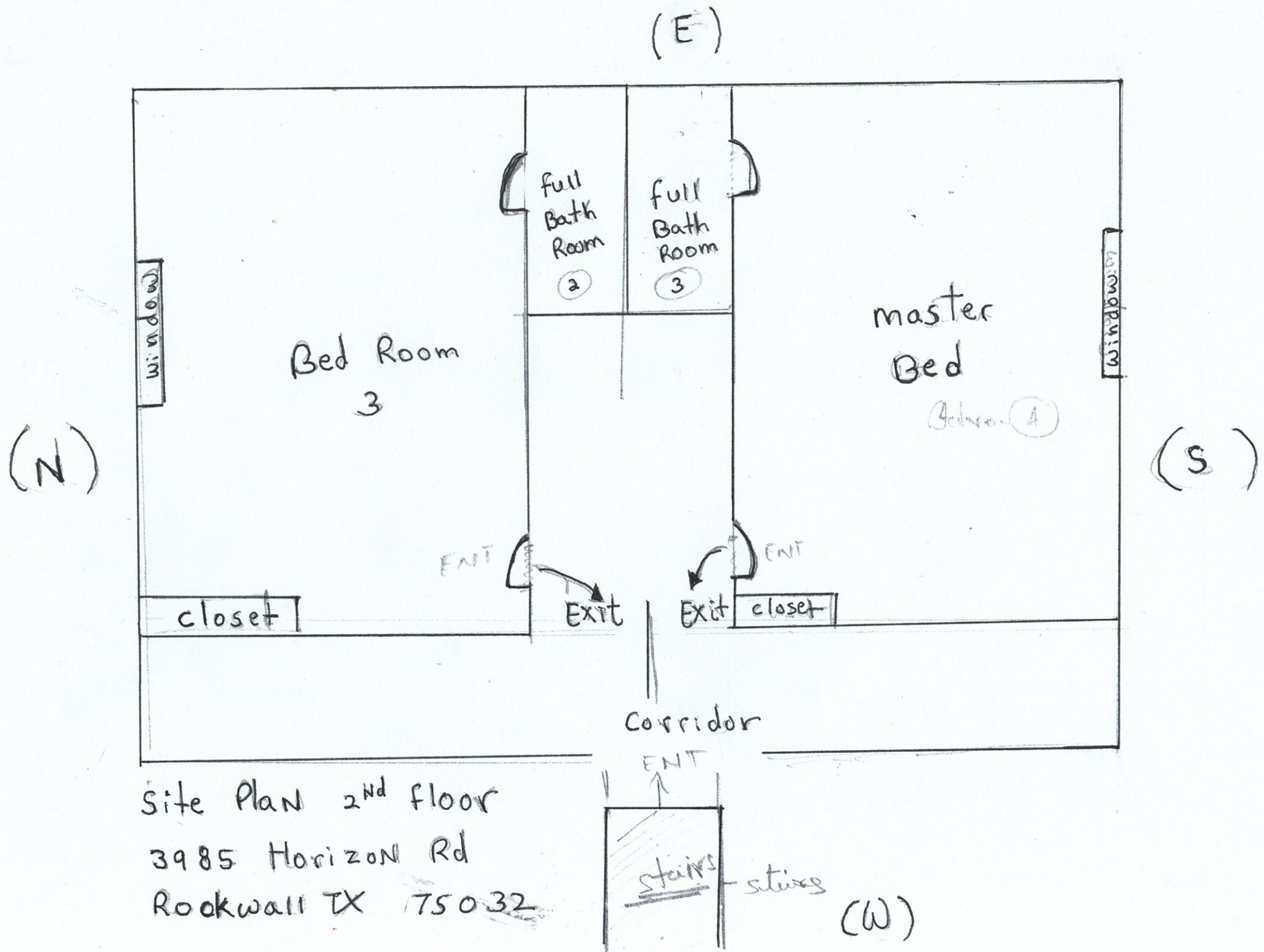












Back yard

Back yard

E

Exit

Bed Room 1

Window

closet

Toilet
Bath
full Bath
①

Living Room

Dining 1

Kitchen

Corridor

Bed Room 2

closet

Window

stairs
2nd floor

Dining 2

Porch

2
Car Garage

main
Entrance

Site Plan 1st floor

3985 Horizon Rd

Rockwall TX 75032

Yard

N

Yard

S

W