



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 1161 Walnut Lane

SUBDIVISION Windmill Ridge Estates 4-B LOT 28 BLOCK A

GENERAL LOCATION Horizon & Tubbs

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE Residence

PROPOSED ZONING _____

PROPOSED USE Short Term Rental

ACREAGE .198

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

OWNER Kari J. Layne Mayfield

APPLICANT _____

CONTACT PERSON J. Layne Mayfield

CONTACT PERSON _____

ADDRESS 1161 Walnut Lane

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75082

CITY, STATE & ZIP _____

PHONE 972 814 4807

PHONE _____

E-MAIL jaynemayfield@gmail.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 198 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF July, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE Kari J. Layne Mayfield

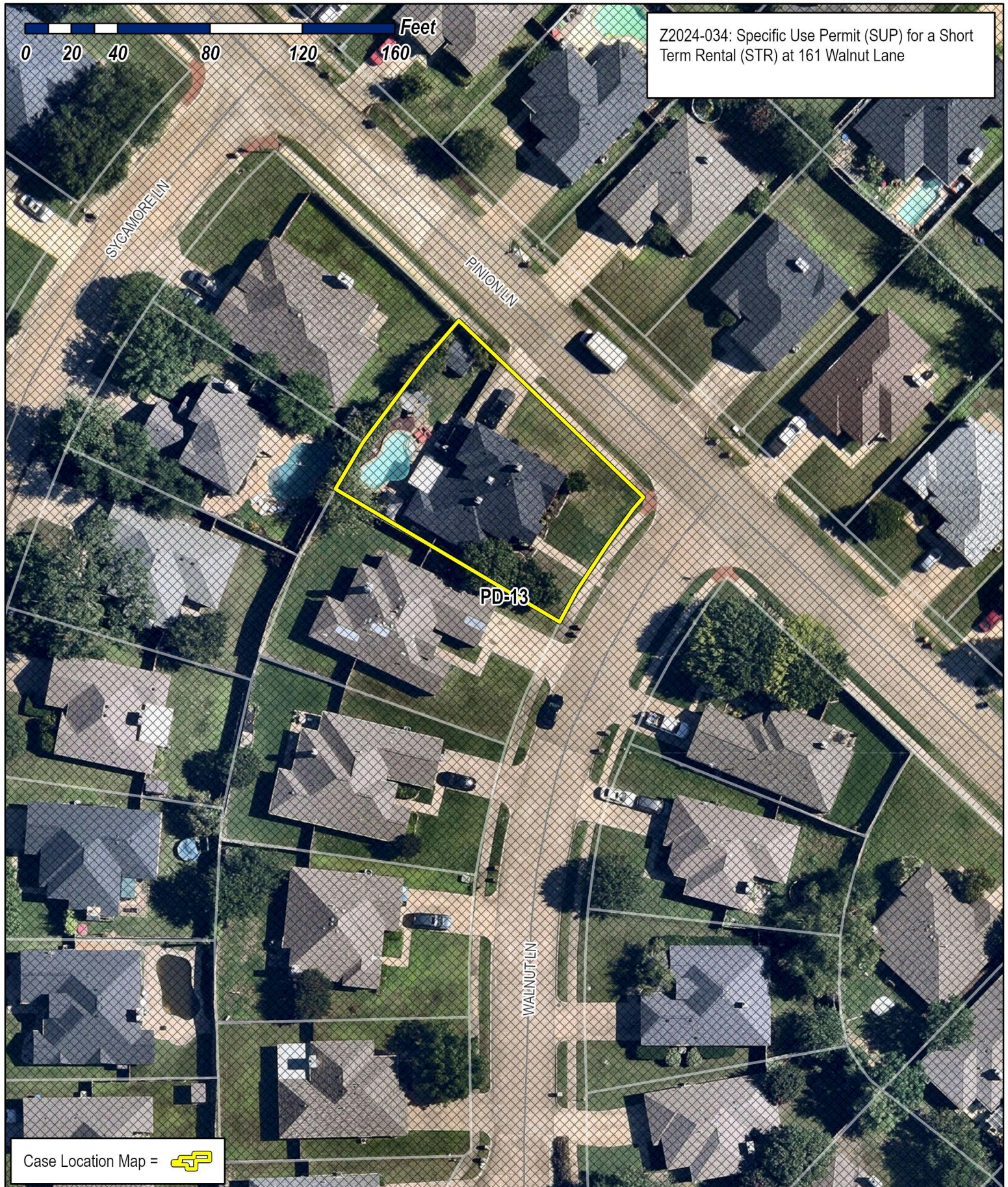
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tracy Barnett



MY COMMISSION EXPIRES _____



Z2024-034: Specific Use Permit (SUP) for a Short Term Rental (STR) at 161 Walnut Lane



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.

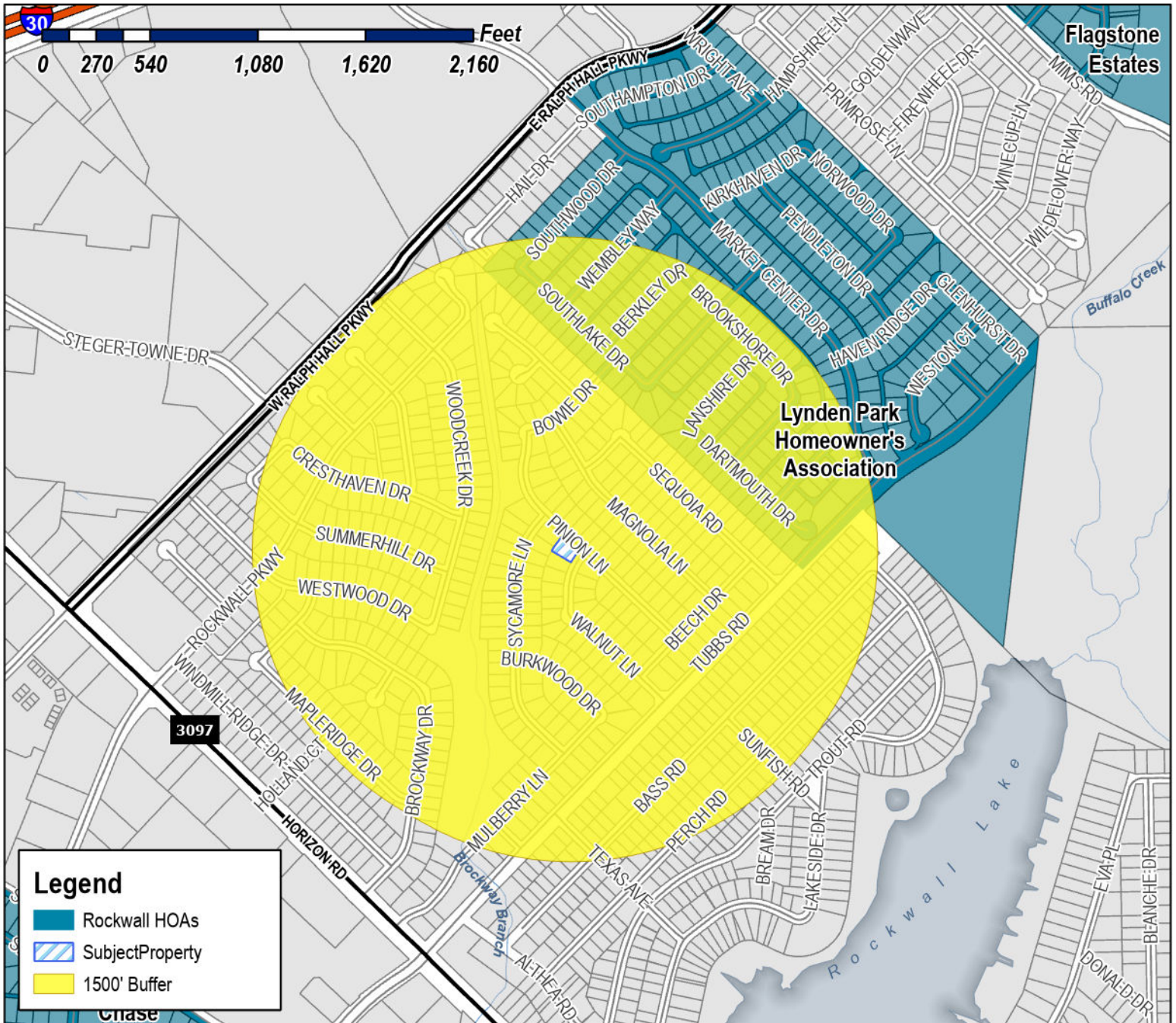




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Case Number: Z2024-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 13 (PD-13)
Case Address: 161 Walnut Lane

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

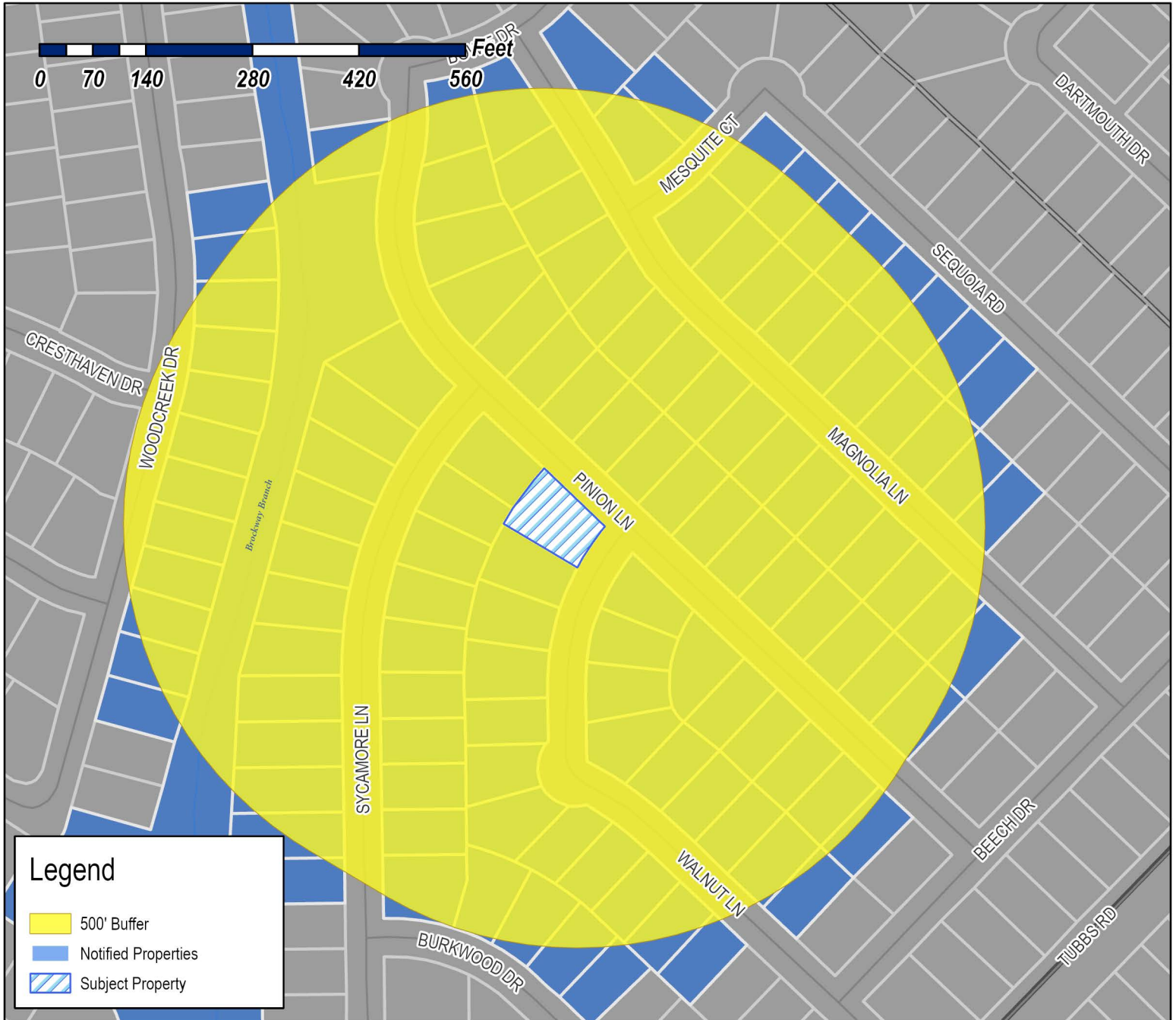




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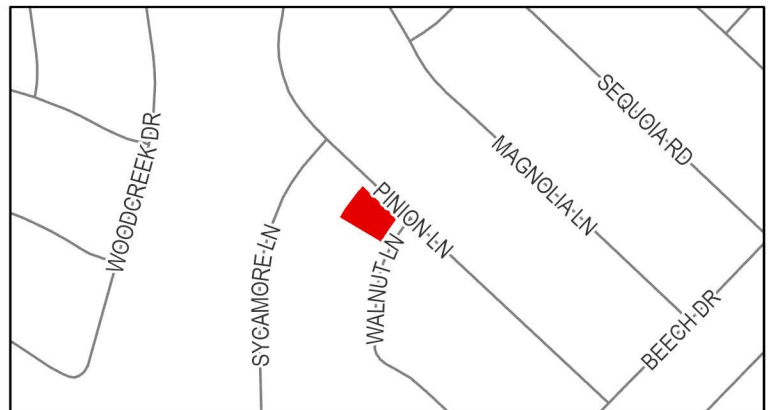
Legend

- 500' Buffer
- Notified Properties
- Subject Property

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

Date Saved: 7/19/2024

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



ASKREN MARJORIE BERNICE
106 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
108 WOODCREEK DR
ROCKWALL, TX

VILLA ROBERTO AND RITA
110 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
112 WALNUT LN
ROCKWALL, TX

RESIDENT
112 WOODCREEK DR
ROCKWALL, TX

DOHERTY BAILEE
113 PINION LANE
ROCKWALL, TX 75032

DOMINGUEZ OSCAR TORREZ
114 WOODCREEK DRIVE
ROCKWALL, TX 75032

BEKTESHI BUJAR AND FATLUME
116 PINION LN
ROCKWALL, TX 75032

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

SANDLIN MELANIE B
116 WOODCREEK DR
ROCKWALL, TX 75032

GAMINO RYAN
117 MAGNOLIA LANE
ROCKWALL, TX 75032

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

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

RESIDENT
118 WOODCREEK DR
ROCKWALL, TX

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

RESIDENT
120 PINION LN
ROCKWALL, TX

FILIC VINKO & VERONIKA
120 WALNUT LN
ROCKWALL, TX 75032

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

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

RESIDENT
121 PINION LN
ROCKWALL, TX

RESIDENT
121 WALNUT LN
ROCKWALL, TX

RUIZ LETICIA AND
121 MAGNOLIA LANE
ROCKWALL, TX 75032

BAKER SARAH L
122 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
124 WOODCREEK DR
ROCKWALL, TX

HEAKE PRISCILLA A
124 BOWIE DR
ROCKWALL, TX 75032

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

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

PAULOS BINIAM
124 WALNUT LANE
ROCKWALL, TX 75032

BROWN GREGORY A
125 MAGNOLIA LN
ROCKWALL, TX 75032

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

ROSALES SILVIA BLANCO AND
125 WALNUT LANE
ROCKWALL, TX 75032

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

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

RESIDENT
128 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
128 PINION LN
ROCKWALL, TX

RESIDENT
128 WALNUT LN
ROCKWALL, TX

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

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

RESIDENT
129 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
129 PINION LN
ROCKWALL, TX

RESIDENT
129 WALNUT LN
ROCKWALL, TX

KUPERMAN IGOR
129F BENJAMIN COURT
PHILADELPHIA, PA 19114

RESIDENT
132 MAGNOLIA LN
ROCKWALL, TX

ESCOBAR CARLOS AGUILAR
132 PINION LANE
ROCKWALL, TX 75032

WATERS KEESTON AND KAYLA
132 WALNUT LANE
ROCKWALL, TX 75032

RESIDENT
133 PINION LN
ROCKWALL, TX

RESIDENT
133 SEQUOIA RD
ROCKWALL, TX

HOLT LEANNA M
133 MAGNOLIA LN
ROCKWALL, TX 75032

GAVRILESCU GHEORGHE & JEANINA
133 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
134 BOWIE DR
ROCKWALL, TX

RESIDENT
135 MESQUITE CT
ROCKWALL, TX

RESIDENT
136 PINION LN
ROCKWALL, TX

PORTER KRISTEN
136 MAGNOLIA LN
ROCKWALL, TX 75032

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

RESIDENT
137 SEQUOIA RD
ROCKWALL, TX

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

WILSON KAREN
137 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
139 MESQUITE CT
ROCKWALL, TX

RESIDENT
140 MAGNOLIA LN
ROCKWALL, TX

SIMPSON CHERYL HUNT
140 PINION LANE
ROCKWALL, TX 75032

MESSENGER MICHELLE
140 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
141 SEQUOIA RD
ROCKWALL, TX

RESIDENT
141 WALNUT LN
ROCKWALL, TX

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

RESIDENT
144 PINION LN
ROCKWALL, TX

MURPHREE APRIL L
144 MAGNOLIA LN
ROCKWALL, TX 75032

MALDONADO BENITO
144 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
145 SEQUOIA RD
ROCKWALL, TX

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

WITT JANIS L
145 WALNUT LN
ROCKWALL, TX 75032

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

GREEN ELISA A
148 PINION LN
ROCKWALL, TX 75032

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

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

BOJARSKI JULIA B AND
149 WALNUT LANE
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

RESIDENT
152 PINION LN
ROCKWALL, TX

GARDNER EDWIN & DIANNE
152 MAGNOLIA
ROCKWALL, TX 75032

RESIDENT
153 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
153 SEQUOIA RD
ROCKWALL, TX

HARRELSON WILLIAM AND SARA
153 WALNUT LN
ROCKWALL, TX 75032

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

GRYZIECKI CHASE
1553 VZCR 1213
CANTON, TX 75103

CARSON MICHELE L
156 MAGNOLIA LN
ROCKWALL, TX 75032

BURK JOHN AARON
156 PINION LN
ROCKWALL, TX 75032

RESIDENT
157 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
157 SEQUOIA RD
ROCKWALL, TX

PARKER REBECCA D
157 WALNUT LN
ROCKWALL, TX 75032

ABUNDIS ROBERTO AND YADIRA
160 MAGNOLIA LANE
ROCKWALL, TX 75087

MCGINNIS LEVIN L
160 PINION LN
ROCKWALL, TX 75032

PEARSON MARILYN
1606 WILLOW CREST DR
RICHARDSON, TX 75081

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

SIPES RICKY W
161 SEQUOIA ROAD
ROCKWALL, TX 75032

MAYFIELD KARI JLAYNE
161 WALNUT LANE
ROCKWALL, TX 75032

GERRY KRISTOPHER ALEXANDER
164 PINION LANE
ROCKWALL, TX 75032

WHITE JUSTIN D
165 MAGNOLIA LN
ROCKWALL, TX 75032

MARONEY RHONDA
168 PINION LANE
ROCKWALL, TX 75032

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

CONFIDENTIAL
169 MAGNOLIA LN
ROCKWALL, TX 75032

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

RESIDENT
172 PINION LN
ROCKWALL, TX

MORROW APRIL
173 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
176 PINION LN
ROCKWALL, TX

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

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

GAITAN ALICIA S
202 BURKWOOD DRIVE
ROCKWALL, TX 75032

KANADY ELLEN
206 BURKWOOD DRIVE
ROCKWALL, TX 75032

RESIDENT
210 BURKWOOD DR
ROCKWALL, TX

HAMBRICK TIA T
214 BURKWOOD DR
ROCKWALL, TX 75032

BRISCO OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

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

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

HARGRAVE DAVID G TRUSTEE
2400 LEGEND DR
HEATH, TX 75032

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

TYLER MATTHEW
2683 POTTER ST
EUGENE, OR 97405

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

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

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

MAHONEY PATRICK & DAWN
3685 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3690 SYCAMORE LN
ROCKWALL, TX

RESIDENT
3693 SYCAMORE LN
ROCKWALL, TX

MALY ALENA TRUSTEE
3699 SYCAMORE LN
ROCKWALL, TX 75032

WOOD MARY ELIZABETH
3700 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3703 SYCAMORE LN
ROCKWALL, TX

MAYFIELD DANIEL
3704 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3707 SYCAMORE LN
ROCKWALL, TX

MILEY VICKI
3708 SYCAMORE LN
ROCKWALL, TN 75032

RESIDENT
3711 SYCAMORE LN
ROCKWALL, TX

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

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

WILLIAMS SHEREE
3716 SYCAMORE LANE
ROCKWALL, TX 75032

ABICHE EPHREM AND
3719 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3720 SYCAMORE LN
ROCKWALL, TX

DODSON AMANDA & BRANDON
3721 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3724 SYCAMORE LN
ROCKWALL, TX

LIBERIS CRYSTAL A
3725 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3728 SYCAMORE LN
ROCKWALL, TX

RESIDENT
3729 SYCAMORE LN
ROCKWALL, TX

ATKINS CATHERINE COOKE
3732 SYCAMORE LANE
ROCKWALL, TX 75032

SCHOBY DARLENE D
3733 SYCAMORE LN
ROCKWALL, TX 75032

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

CRAWFORD FRANK STEVENSON
45 TOWNHOUSE LN
CORPUS CHRISTI, TX 78412

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

KOLESNIK LLC
502 COVEY TRL
ROCKWALL, TX 75087

PETERS DAVID
518 SESAME DR
MESQUITE, TX 75149

PATRICIA HAMMOND FAMILY TRUST
551 HERITAGE CT
CANTON, TX 75103

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

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

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

MORGENSTERN KEN & ROWENA
8006 WILMINGTON DR
ROWLETT, TX 75089

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

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

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

XIONG HUI
M/R
, TX

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

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

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



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

STAFF USE ONLY

RECEIVED BY:

DATE RECEIVED:

STR PERMIT NO.

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

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

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

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

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

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

REGISTRATION TYPE

New Registration | Renewal of an Existing Registration

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 1161 Walnut Lane, Rockwall 75087 Zoning
Subdivision Windmill Ridge Lot Block
General Location Houzon # TUBBS

TYPE OF SHORT-TERM RENTAL

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

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

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name Kari J. Layne Mayfield Phone 972 814 4807
Mailing Address 1161 Walnut Lane City Rockwall State TX Zip Code 75082
Email jaynemayfield@gmail.com

RESPONSIBLE PARTY [PLEASE PRINT]

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

Same as Property Owner

Name Phone
Mailing Address City State Zip Code
Email



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

REQUIREMENTS CHECKLIST

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

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

GENERAL STANDARDS CHECKLIST

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

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

RESPONSIBLE PARTY'S CERTIFICATION

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

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

PROPERTY OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____

PROPERTY OWNER'S CERTIFICATION

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

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

PROPERTY OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____

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

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

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

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

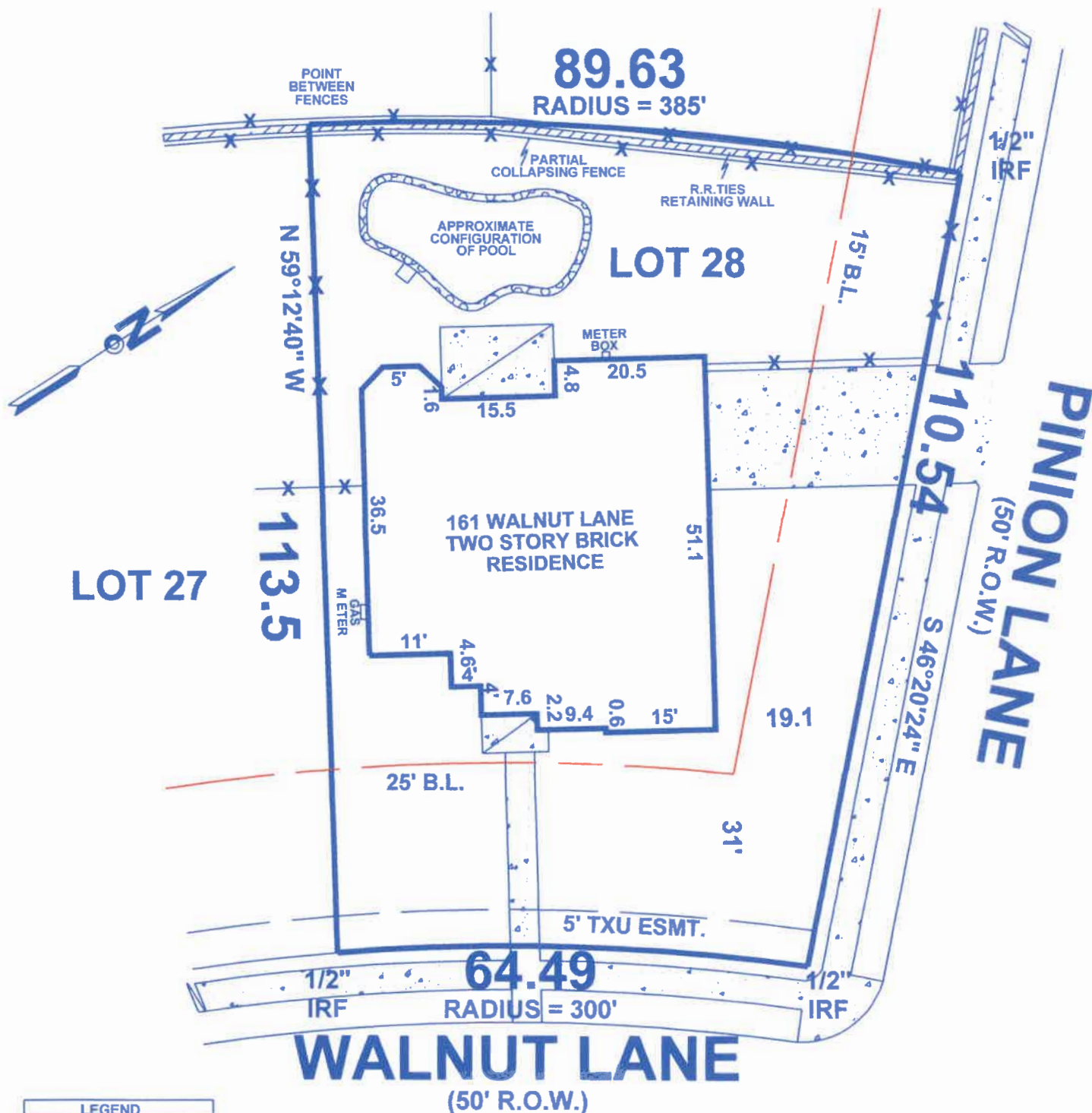
I am hoping that you will show a little grace and understand that I put family first above all else and that I will hopefully not be penalized for my lack of attention in this matter .

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

STADIA LAND SURVEYING INC.

10 / 24 / 11

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



LEGEND

CONCRETE

FENCING

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

NOTE: THE FOLLOWING EASEMENTS RECORDED IN VOL. 54, PG. 512, VOL. 147, PG. 914, VOL. 166, PG. 225, VOL. 198, PG. 909, VOL. 208, PG. 326, VOL. 64, PG. 313, VOL. 133, PG. 3, VOL. 195, PG. 698, VOL. 136, PG. 78, VOL. 2499, PG. 138 & VOL. 1005, PG. 235, R.P.R.R.C.T.; DOES NOT TO MY KNOWLEDGE AND BELIEF AFFECT THIS LOT.



Jimmy E. Pogue
JIMMY E. POGUE
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5592

SURVEY ONLY VALID WITH ORIGINAL SEAL AND SIGNATURE

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY, AS DETERMINED BY ON THE GROUND SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF ABOVE GROUND BUILDINGS AND ABOVE GROUND IMPROVEMENTS ARE AS SHOWN, ALL ABOVE GROUND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY AS SHOWN.
 EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

This survey was performed EXCLUSIVELY for and in connection with

Scale 1" = 20'
 Date 10 / 24 / 11
 JOB No: 0632-11

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

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



Summary

Coverage

Agency



161 Walnut Ln, Rockwall, TX
75032

Term

12 months

Estimated Premium

\$4,469.64

Coverage

Premium

Burglary

Selected

Included

Vandalism

Selected

Included

Dwelling Protection

\$449,236

\$4,433.64

Liability Protection

\$500,000 per occurrence

\$36.00



Premises Medical Protection

Included

myproposal.allstate.com



