



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: October 10, 2023

Reference: PUBLIC HEARING: Consider approval of a zoning change request from SF-7 (Single-Family-7) to S-1266-SF-7 (Special Use Permit 1266 – Single-Family 7) to approve a short-term rental on property located at 1334 Bradford Dr., at the northwest corner of Bradford Dr. and Riverchase Dr.

2040: Future Oriented Approach to Residential Development

Introduction:

This item is presented for consideration and approval for a zoning change request for a short-term rental at 1334 Bradford Dr. The applicant has owned the home since 2013 and has a homestead exemption. The home received a permit for an STR and has been used for short-term rentals since January of 2019. This home has one bedroom for rent with a maximum of two (2) guests and is proposing to continue with this same setup, with the owners of the property residing here as well. The home is listed on the Airbnb website. In checking with the city Code Compliance, Police and Finance departments, there have been no complaints and HOT taxes are current.

Background:

On May 30, 2023, the Coppel City Council approved an ordinance amending the Code of Ordinances, Chapter 12, Article 30 (S or SUP, Special Use Permits) defining and establishing Special Use Permit requirements for lodging houses (short-term rental,(STRs), bed and breakfasts, boarding homes, hostels, vacation homes, and corporate housing) within SF-7, SF-9, SF-12, SF-18, SF-ED and H Districts. All existing and future short-term rentals will be required to have a Special Use Permit (SUP) in addition to registering with the city, in order to legally operate in the City of Coppel.

Benefit to the Community:

This will add another short-term accommodation option for visitors to Coppel.

Legal Review:

N/A

Fiscal Impact:

This will generate HOT tax revenue.

Recommendation:

On September 21, 2023, The Planning and Zoning Commission recommended unanimous approval (6-0) subject to the following conditions:

- a. To obtain a STR permit prior to their current one expiring.
- b. Notify staff of any change of property ownership.

Attachments:

1. Staff Report
2. Site Plan
3. Parking Plan
4. Floor Plan for Room Rental
5. Guest Brochure
6. Photos
7. Airbnb Listing