

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE No.: PD-134R5-SF-7, 134 Turnberry Lane. (STR)

P&Z HEARING DATE: October 16, 2025
C.C. HEARING DATE: November 11, 2025

STAFF REP.: Mary Paron-Boswell, AICP Senior Planner

LOCATION: 134 Turnberry Lane.

SIZE OF AREA: 0.17 acres

CURRENT ZONING: PD-134R4-SF-7 (Planned Development 134 Revision 4- Single-Family -7)

REQUEST: PD-134R4-SF-7 (Planned Development 134 Revision 4- Single-Family -7) to PD-134R5-SF-7 (Planned Development 134 Revision 5- Single-Family -7) to remove the short-term rental for one room, on 0.17 acres of property located at 134 Turnberry Lane, at the request of Aditi Kharel, the property owner.

APPLICANT: **Owner:**
Aditi Kharel
2200 Southwick Dr.
Lewisville, TX 75067

HISTORY: 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. In November of 2024, City Council approved a STR for this address.

HISTORIC COMMENT: This property has no noted historical significance.

TRANSPORTATION: Turnberry Lane is a local street.

SURROUNDING LAND USE & ZONING:

North: Residential - PD-134R-SF-7 (Planned Development 134 Revised - Single-Family -7)
South: Residential - PD-134R-SF-7 (Planned Development 134 Revised - Single-Family -7)
East: Residential - PD-134R-SF-7 (Planned Development 134 Revised - Single-Family -7)
West: Residential - PD-134R-SF-7 (Planned Development 134 Revised - Single-Family -7)

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, shows this property as appropriate for Residential Neighborhood.

DISCUSSION:

The applicant has owned the home since 2021 and has a homestead exemption. In November of 2024, City Council approved a STR for this address, allowing for the rental of one (1) of the five (5) bedrooms. This particular home has a guestroom that is separated from the rest of the house and has its own entrance.

The applicant recently moved and has converted the home to a long-term rental. They are asking that the zoning allowing the STR be removed from the property.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of this request, with the property being subject to the original PD conditions for the subdivision.

ALTERNATIVES:

1. Approval of the request
2. Denial of the request
3. Modification of the request
4. Take the case under advisement to a future date

ATTACHMENTS:

1. Site Plan