



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** April 14, 2026

**Reference:** Consider adoption of an Ordinance of the City Council of the City of Coppel, Texas for PD-213R8-H, Lost Creek (Live/Work) Addition, Lots 1-5, 6X, Block A, a zoning change request from PD-213R7-H (Planned Development-213 Revision 7 – Historic) to PD-213R8-H (Planned Development-213 Revision 8 – Historic) to revise the Detail Site Plan for the five, two-story live/work buildings allowing for single family residential use for each unit in addition to the live/work use on 0.71 acres for property located at the northeast corner of S. Coppel Road and Heath Lane; and authorizing the Mayor to sign.

**2040: Create Business and Innovation Nodes**

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### Introduction:

The purpose of this agenda item is to ask Council to adopt an Ordinance for PD-213R8-H, Lost Creek (Live/Work) Addition, Lots 1-5, 6X, Block A, allowing for a home-based business use in addition to the previously allowed live/work uses.

### Background:

On February 19, 2026, the Planning and Zoning Commission (6-1) recommended approval subject to the following PD conditions:

1. Submit amended HOA documents for City Attorney review prior to new building permits.
2. All buildings may be residential use with a home-based business as defined below:
  - a. For the purposes of this Planned Development, home-based business shall mean a use within a residence which would consist of service-oriented uses. The use may have customers/clients and or employees coming to and from the residence. The use *shall* be visible from the exterior. No outside activity related to the home-based business shall be allowed. Garages shall not be used for the home-based business.
3. A Certificate of Occupancy shall be required by the homeowner/commercial business owner of the property.

On March 10, 2026, the City Council (5-2) approved the zoning change request subject to the same conditions.

**Benefit to the Community:**

This will add to the tax base.

**Legal Review:**

The City Attorney drafted the ordinance.

**Fiscal Impact:**

N/A

**Recommendation:**

The Community Development Department recommends adoption of the Ordinance and authorizing the Mayor to sign.