

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**CASE No.: S-1267-SF-7, 776 Crestview Court (STR)**

**P&Z HEARING DATE:** October 19, 2023  
**C.C. HEARING DATE:** November 14, 2023

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

**LOCATION:** 776 Crestview Court

**SIZE OF AREA:** 0.64 acres

**CURRENT ZONING:** SF-12 (Single-Family -12)

**REQUEST:** SF-12 (Single-Family-12) to S-1267-SF-12 (Special Use Permit 1267 – Single-Family 12) to approve a short-term rental on 0.64 acres of property located at 776 Crestview Court, on the west side of Mockingbird Lane, at the cul-de-sac on Crestview Court, at the request of Salma Shaikh & Shahid Aziz, the property owners.

**APPLICANT:** **Owner:**  
Salma Shaikh & Shahid Aziz  
776 Crestview Court  
Coppell, TX 75019  
214-516-1500  
[shahc21@yahoo.com](mailto:shahc21@yahoo.com)

**HISTORY:** On May 30, 2023, the Coppell 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 Coppell.

**HISTORIC COMMENT:** This property has no noted historical significance.

**TRANSPORTATION:** Bradford Drive is a local street; Riverchase Dr. is a 2-lane undivided road.

**SURROUNDING LAND USE & ZONING:**

North: Residential (SF-12)  
South: Residential (SF-12)  
East: Residential (SF-12)  
West: Grapevine Creek Park (SF-12 & A)

**COMPREHENSIVE PLAN:**

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

**DISCUSSION:**

The applicant has owned the home since 2017 and has a homestead exemption. The home received a permit for an STR and has been used for short-term rentals since February of 2019. This home has five bedrooms and the applicant has indicated that they proposing two bedrooms for rent with a maximum of two (2) guests per room. The owners of the property reside here as well.

**Site Plan**

The residence is located in a cul-de-sac and has a four-car garage. The single-family home has an additional 2-3 spaces on the circular driveway for guest vehicles to park. Guests have access to the guest bedrooms, a private or shared bathroom adjacent to the bedroom and can share the backyard patio and pool with the family. There are no signs on the buildings indicating that it is a STR.

Staff has communicated with the Police Department and there have been approximately 16 incidents/complaints to the Police Department since 2017 for this address. These incident reports vary from parking violations, slashed tires, making music videos, nudity, heavy traffic in/out of the house, noise complaints, overhanging tree limbs and leaves into neighbor’s property, suspicious activity, criminal mischief, arguments amongst people living/staying at the house, welfare checks, renting out 7 rooms.

Staff has also communicated with Code Compliance and they have had several cases for this address ranging from high grass and weeds, building materials blocking the sidewalk, roosters and chickens, outside storage, several notices for delinquent HOT taxes and STR violation. Staff has confirmed with the Finance Department that the applicant has occasionally been late in paying their HOT taxes but is currently up to date. Part of the current process for having a STR is registering with the city, which will still be required should this case be approved.

Staff has reviewed the Airbnb website and has found several different posts for this site ranging from 2-3 bedrooms for rent upstairs, but the sketch is for the downstairs area. Past reviews have stated that up to 7 rooms were being rented out and for several months at a time, which is in violation of the 30 day or less requirement for short term rentals. Based on the past record for this address which has multiple police calls and complaints as well as code enforcement calls, staff is not in support of the request to continue to allow an STR at this location.

**RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:**

Staff is recommending DENIAL of the request. Should the Commission choose to recommend approval of this request, staff would recommend the following conditions:

1. PD Conditions:
  - a. To obtain a STR permit prior to their current one expiring.
  - b. Notify staff of any change of property ownership.
  - c. Limit the rental to two rooms for less than 30 days.

**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
2. Parking Plan
3. Floorplan for Room Rental
4. Owner Letter
5. Room Photos
6. Airbnb Listings