

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**Text Amendments to the Code of Ordinances
Chapter 12, “Zoning”, Article 12-30
“S or SUP, Special Use Permits”**

P&Z HEARING DATE: March 21, 2024
C.C. PUBLIC HEARING DATE April 9, 2024

STAFF REP.: Matthew Steer, AICP, Development Services Administrator

PURPOSE: To consider text change amendments to the Code of Ordinances, Chapter 12 – “Zoning”, Article 30 “S or SUP, Special Use Permits” of the code of ordinances by amending section 12-30-5 “SF-ED” Single Family Estate District of said Chapter and Article by amending uses to include a “Charity House or Transitional Housing”; amending Section 12-30-6 Single Family-18 (SF-18), Single Family-12 (SF-12), Single Family-9 (SF-9) and Single-Family-7 (SF-7) to include a “Charity House or Transitional Housing”; amending Section 12-30-13A, “H” Historic, of said Chapter and Article to add “Charity House or Transitional Housing” as a use when part of a Single-Family Residential Development or Mixed-Use Development, except when a part of Live-Work Units; and to amend Article 42 “Special Definitions” to add a definition of “Charity House or Transitional Housing”.

HISTORY: The Special Use Permit section of the ordinance was amended in 2023 to include lodging houses as a part of the Short-Term Rental (STR) Requirements.

DISCUSSION: Staff received an inquiry as to where “Charity Houses” are allowed. This use is not currently listed in the ordinance and in consultation with the City Attorney, Staff is recommending defining and allowing for this use within single family structures provided a special use permit is obtained. This is similar to the lodging houses or short term rentals that was approved in 2023.

Similar to STRs these residential districts were chosen because they are single-family detached units and not attached. This provides the neighbors some separation from the proposed uses and transient nature of the charity house uses. The mixed-use developments provide a separation of uses from the ground floor to the upper floor(s).

The proposed changes provide a clear definition of charity houses and where they would be allowed provided a Special Use Permit (SUP) is obtained. The SUP process allows for more public involvement, it requires notification of property owners within 200-ft of the property in question, a courtesy notice for property

owners within 800-ft of the property in question and a public hearing at the Planning and Zoning Commission Meeting and at the City Council Meeting.

The redlined ordinance changes and draft ordinance are attached for your review.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval of the “Charity House or Transitional Housing” text amendments.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Ordinance Changes (redlined)
2. Draft Ordinance