

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE No.: PD-134R3-SF-7, 215 Lairds Dr. (STR)

P&Z HEARING DATE: December 21, 2023

C.C. HEARING DATE: January 9, 2024

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

LOCATION: 215 Lairds Dr.

SIZE OF AREA: 0.253 acres

CURRENT ZONING: PD-134R-SF-7 (Planned Development – 134 Revised - Single-Family -7)

REQUEST: PD-134R-SF-7 (Planned Development 134 Revised -Single-Family-7) to PD-134R3-SF-7 (Planned Development – 134 Revision 3- Single-Family 7) to approve a short-term rental on 0.253 acres of property located at 215 Lairds Drive, on the northeast corner of Lairds Drive and Mullrany Drive, at the request of Faith and Delon Onsin, the property owners.

APPLICANT: **Owner:**
Faith & Delon Onsin
215 Lairds Dr
Coppell, TX 75019
214-329-7932
delononsin@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: Lairds Drive is a local street.

SURROUNDING LAND USE & ZONING:

North: Residential (PD-134R-SF-7)
South: Residential (PD-134R-SF-7)
East: Residential (PD-134R2-SF-7)
West: Residential (PD-134R-SF-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 2008 and has a homestead exemption. The home *does not* currently have a permit to operate an STR. The home has four bedrooms, three of which are being requested for the STR. The applicant claims that his wife, Faith Onsin, lives here. The applicant has provided a copy of her driver's license showing this address. During the background check, staff discovered that the applicant also owns a home in Farmers Branch, since March of 2022. Staff has received several phone calls from the neighbors indicating that they are not in favor of the request.

Site Plan

The residence is located at the corner of Lairds Dr. and Mullrany Dr. The two-story home has a two-car garage with front entry and an additional four spaces on the driveway. Guests have access to the guest bedrooms, and the rest of the house (kitchen, living room, formal living and dining room, backyard). There are no signs on the buildings indicating that it is a STR.

Staff has communicated with the Police Department, and they were called for a parking matter to this address and two warrants. Staff has also communicated with Code Compliance, and they have had a couple of cases for this address with one being a complaint for high grass and weeds and the other was operating an illegal STR. The illegal STR case was filed in January of this year. The case referenced operating the last two years as an illegal Short-Term Rental. This case escalated and was taken to court earlier this year where they plead no contest and had to pay a fine. Staff inspected the property last week and there were people staying at the house from out of state. The master bedroom, where the applicant is said to occupy, was occupied by someone else and all occupants had suitcases.

STR's are required to pay HOT taxes quarterly. Staff has confirmed with the Finance Department that the applicant paid HOT taxes in November for the 2023 year. 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 found Airbnb posts from earlier this year indicating that they rented the entire house (4 bedrooms) on the website. Past reviews have stated that people have rented the house for up to two 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 and on-site staff inspection of the residence, staff is not in support of the request 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 permit for an STR.
 - b. Notify staff of any change of property ownership.
 - c. Limit the rental to three 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. Informational Brochure
6. Photos
7. Rental Listing
8. Code Compliance Letter