

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE No.: PD-134R4-SF-7, 134 Turnberry Lane. (STR)

P&Z HEARING DATE: October 17, 2024
C.C. HEARING DATE: November 12, 2024

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

LOCATION: 134 Turnberry Lane.

SIZE OF AREA: 0.17 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-134R4-SF-7 (Planned Development 134 Revision 4- Single-Family -7) to approve a 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
134 Turnberry Lane
Coppell, TX 75019
562-716-9216
Aditikharel123@gmail.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: 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. The applicant is wanting to rent out one (1) of the five (5) bedrooms.

Site Plan

The residence is located at the northeast corner of Turnberry Lane and Kilbridge Lane. The single-family home has a two-car garage that fronts the street since there is no alley. There are an additional two (2) spaces on the driveway for guest vehicles to park. This particular home has a guestroom that is separated from the rest of the house. It has its own entrance and is the room that is being proposed to be rented out for the STR. The room is located at the front of the property, in line and under the same roof as the garage and contains an attached bathroom as well. The room itself is a bedroom with a television and Wi-Fi. Guests would have access only to the room, its attached bathroom and a courtyard area and not the rest of the house. There is no place to cook, refrigerate or heat up food. There are no signs on the buildings indicating that it is a STR.

According to Code Compliance, the home received a permit for an STR in 2022 after staff found it online without a permit. It was used for short-term rental and the license expired in early 2023. Staff reached out to all STR owners of the new approval process and of the expiration dates in 2022 and early 2023. Staff did find the home advertised online for rent in July of this year but has since been removed. They were reminded once about paying their HOT taxes and currently their HOT taxes for the property are up to date. Ms. Kharel has indicated that she does live there. Code Compliance did a check on the house and noted that fire extinguishers would need to be updated and that smoke detectors would need to be installed before a rental would be allowed. These have since been updated and installed, respectively.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of this request, subject to the following conditions:

1. PD Conditions:
 - a. To obtain an annual STR permit.
 - b. Notify staff of any change of property ownership.
 - c. Limit the rental to the one room specified 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. Photos