

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE No.: PD-210R2R-SF-9, 416 Kaye Street (STR)

P&Z HEARING DATE: February 19, 2026

C.C. HEARING DATE: March 10, 2026

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

LOCATION: 416 Kaye Street.

SIZE OF AREA: 0.22 acres

CURRENT ZONING: PD-210R2-SF-9 (Planned Development 210 – Single-Family 9)

REQUEST: PD-210R2-SF-9 (Planned Development 210 Revision 2– Single-Family 9) to PD-210R2R-SF-9 (Planned Development 210 Revision 2 Revised – Single-Family 9) to approve the removal of a short-term rental on 0.22 acres of property located at 416 Kaye Street, at the request of Lorna Bell, the property owner.

APPLICANT: **Owner:**
416 Kaye St.
Coppell, TX 75019

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.

In November of 2024, City Council approved a STR for this address.

HISTORIC COMMENT: This property has no noted historical significance.

TRANSPORTATION: Kaye Street is a local street.

SURROUNDING LAND USE & ZONING:

North: Residential (SF-12 & PD-95-SF-9)

South: Residential (PD-210R-SF-9)

East: Residential (PD-210-SF-9)

West: Residential (PD-210-SF-9)

COMPREHENSIVE PLAN:

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

DISCUSSION:

The applicant has owned the home since 2006 and has a homestead exemption. In September of 2023, City Council approved a STR for this address, allowing for the rental of one (1) of the bedrooms. The applicant no longer wishes to rent out the bedroom and is asking that the zoning allowing the STR be removed from the property.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of this request, with the property being subject to the original PD conditions for the subdivision.

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