



PLANNING

To: Planning and Zoning Commission

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Specific Use Permit for Private Streets

Meeting: February 3, 2026

Item No. 4

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for Private Streets on Jeremiah Horn Survey, Abstract 411, Tract 35 and a portion of Tracts 5 and 48, on 21.4± acres, located 530± feet north of University Drive and 2,575± feet east of Lakewood Drive. (ZONE-25-0002)

Future Land Use Plan:

The Future Land Use Plan recommends the US Highway 380 District.

Zoning:

The property is zoned Planned Development-114 (Townhome).

Thoroughfare Plan:

This property has access to University Drive and future access to Mirabella Boulevard/Way (Street Name Pending).

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:

1. Aerial & Zoning Maps
2. Exhibit A-1 – Written Metes and Bounds

3. Exhibit A-2 – Boundary Exhibit
4. Exhibit B – Site Plan
5. Approved Preliminary Plat (DEVAPP-24-0137)

Description of Agenda Item:

The purpose of this request is to obtain a Specific Use Permit for private streets for a residential development. The intent is to construct a gated subdivision consisting of 194 townhomes.

History:

A Preliminary Plat (DEVAPP-24-0137) for the townhomes was approved by the Planning & Zoning Commission on April 1, 2025.

Compatibility:

The zoning and land use of the surrounding properties are shown below.

| | Zoning | Current Land Use | Future Land Use Plan |
|-------------------------|-------------------------|-------------------------|-------------------------------|
| Subject Property | Planned Development-114 | Vacant | US Highway 380 District |
| North | Planned Development-114 | Vacant | US Highway 380 District |
| East | Planned Development-114 | Multifamily | US Highway 380 District |
| South | Planned Development-114 | Vacant | Dallas North Tollway District |
| West | Planned Development-114 | Vacant | Floodplain |

Drive-Through Standards:

The applicant is requesting a Specific Use Permit for private streets for a residential development.

The Town's Zoning Ordinance requires Specific Use Permit approval for residential subdivisions to have private streets. Subdivisions such as Montclair and Park Place have approved Specific Use Permits for private streets. Additionally, the future residential development to the north of this site, Mirabella, has the allowance of private streets written into their Planned Development. The request is consistent with that of other subdivisions including the adjacent one to the north.

Specific Use Permit Criteria:

The Zoning Ordinance contains the following four (4) criteria to be considered in determining the validity of an SUP request.

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
 - *Yes, the use is harmonious and compatible with its surrounding existing uses and proposed uses because the future residential subdivision to the north, Mirabella, will also be a gated community.*
2. *Are the activities requested by the applicant normally associated with the requested use?*

- *Yes, the activities requested by the applicant are normally associated with the requested use as there are other residential areas within the town that are also gated.*

3. *Is the nature of the use reasonable?*

- *Yes, the nature of the use is reasonable as there are other examples of residential subdivisions being gated.*

4. *Has any impact on the surrounding area been mitigated?*

- *Yes, the impact on the surrounding area has been mitigated as the surrounding area is also a gated community.*

Town Staff Recommendation:

Town Staff recommends approval of the request for a Specific Use Permit for Private Streets on Jeremiah Horn Survey, Abstract 411, Tract 35 and a portion of Tracts 5 and 48, on 21.4± acres, located 530± feet north of University Drive and 2,575± feet east of Lakewood Drive.

Town Council Public Hearing:

Upon a recommendation by the Planning and Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their regular meeting on February 24, 2026.