

# Mythri Brookhollow Townhomes (ZONE-25-0002)

## 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)



## Surrounding Zoning

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





# Information

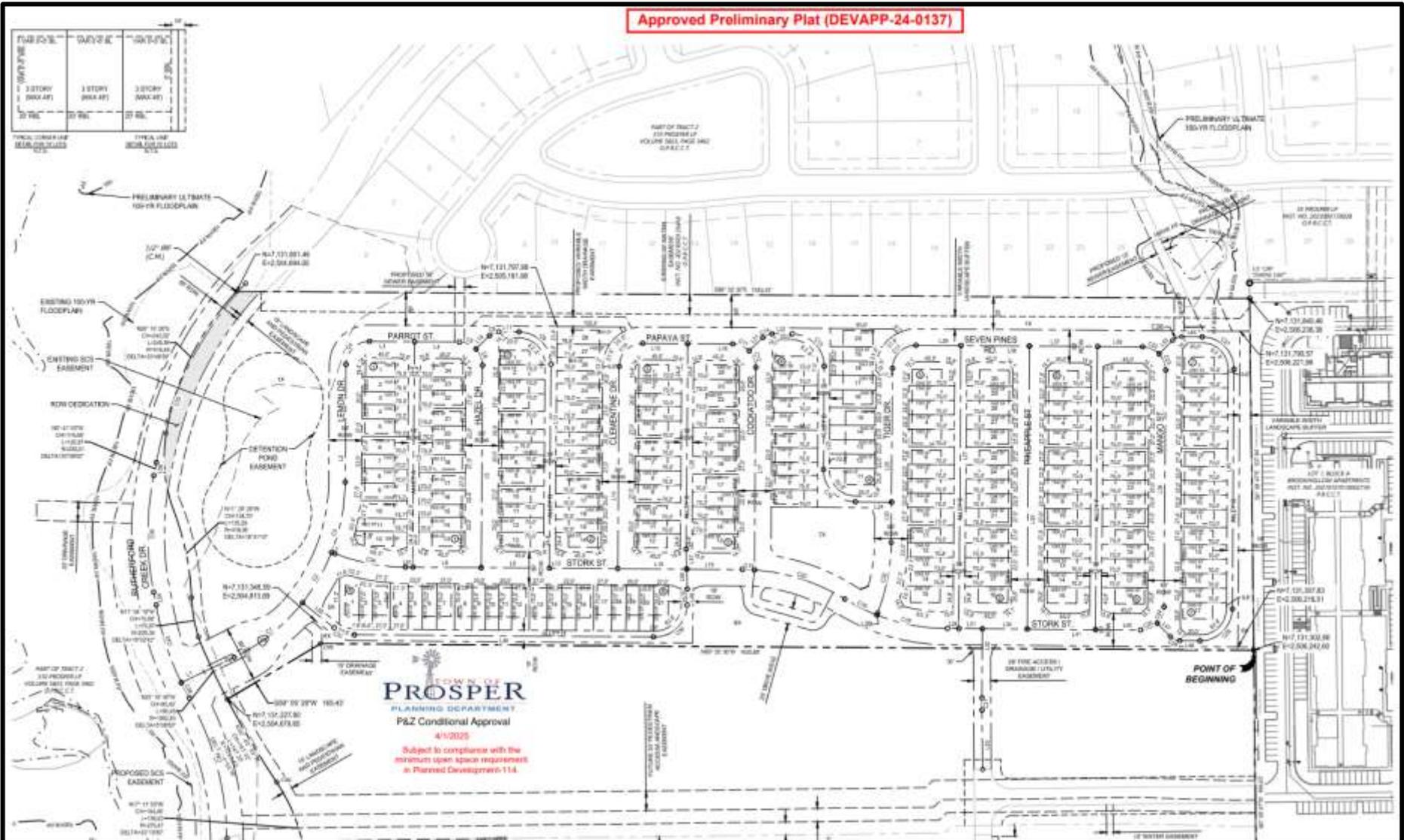
## Purpose:

- Obtain Specific Use Permit for private streets for a townhome development.
  - Zoning Ordinance requires all gated subdivisions to obtain a Specific Use Permit.

## History:

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

**Approved Preliminary Plat (DEVAPP-24-0137)**



## Specific Use Permit Criteria

*Criterion 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*

*Criterion 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.*

## Specific Use Permit Criteria Cont.

*Criterion 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.*

*Criterion 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.*

# Closing

## Noticing:

- Friday, February 6<sup>th</sup>
- No Response

## Recommendation:

- Approval (Town Staff)
- Approval (Planning and Zoning Commission) – 6-0