



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins

Item Number: B

### Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of the Sanden Heaven Addition, establishing 12 single family residential and one open space lot on 5.522 acres, generally located at the northwest corner of Sanden Blvd and Brown St.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Meezan Investments, LLC**

**APPLICANT: Mamunur Rashid**

The applicant has submitted a Preliminary Plat of the Sanden Heaven Addition on 5.522 acres, generally located at the northwest corner of Sanden Blvd and Brown St. The purpose of the Preliminary Plat is to establish 12 single family residential and one open space lot.

The property owner has plans to develop the site with single family homes. The property is zoned Single Family 10/24 that allows for the proposed use by-right.

The residential development is the subject of variances that were approved by the Zoning Board of Adjustment in May 2025. The variances were requested to the unique shape of the lot and the desire to develop the property under the SF-10/24 zoning. Those variances were:

- To the 30' open space requirement when adjacent to a flood plain. This requirement is meant to allow for trail connections through open space, but in this case the adjacent Army Corps of Engineers managed reservoir makes a trail impractical.
- A 40' landscape buffer along a right-of-way wider than 100'. The purpose of this requirement is to provide a landscape buffer along six-lane higher speed roads. However, Brown Street is a variable width 4-lane street which happens to be 100' in just this area. It is 80' or less in other areas with structures set back the normally required 25'. Additionally, due to the 30' NTMWD easement, any meaningful landscaping is impossible.
- The rear setback and lot depth requirements for a "double front" lot, which is a lot that has a street (but not necessarily access) at both the front and rear property lines. This requirement is to maintain visibility and utility easements. The plat has maintained those with the reduced setbacks.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.