



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Final Plat for Lots 2R-1, 2R-2, and 3R-1, Block A of Sanden Addition, establishing three lots on 56.67 acres, located at 701 Sanden Boulevard.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Sanden International (USA) INC.

APPLICANT: St. John Properties

The applicant has submitted a Replat to create Lots 2R-1, 2R-2, and 3R-1, Block A of Sanden Addition, establishing three lots on 56.67 acres, located at 701 Sanden Boulevard. The property is zoned within the St. John Properties Planned Development Ordinance No. 2026-22, approved by City Council in May 2026.

The purpose of the Final Plat is to serve as a conveyance plat and allow for the financing of the individual lots. Construction is not authorized by this plat.

The plat document abandons existing building setbacks and utility and access easements. A revised amended plat shall be submitted which contains all required public access, and utility easements prior to any Certificate of Occupancy being issued.

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 City Council 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 Gov't Code.

P&Z Commission Discussion

The Commission voted 5-0 to recommend approval.