



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Consider, and act upon, a Site Plan for Sanden International parking adjustments, being on Lot 1R-1, Block A of Sanden Addition, for a light industrial use on 24.884 acres, located at 601 Sanden Boulevard.

### Recommendation

Motion to **approve** as presented

### Discussion

**OWNER: Sanden International (USA) Inc.**

**APPLICANT: Helmberger Associates, Inc**

The applicant is proposing to amend the parking and fire lane configurations of the Sanden International property measuring 24.884 acres located on Lot 1R-1, Block A of Sanden Addition at 601 Sanden Boulevard.

The current parking configuration of Sanden International was developed as part of the initial development in the late 1980's. However, Sanden has divested itself of much of the property from the original 90+ acre campus. The subdivision of the land led to Sanden International property being reduced to approximately 25 acres which affected the southern parking lot and fire lanes.

This site plan revision realigns the parking on the property that still belongs to Sanden International. The site plan shows the new parking configuration and labels the location of fire lanes and emergency access gates while showing how the subject property will connect with the southern lots. An amended plat shall be required for the dedication of the revised fire lane easements prior to revised parking lot permitting acceptance.

The development received a variance approval by the Zoning Board of Adjustments in January of 2025 for the reduction of parking requirements of 315 spaces in lieu of the required 409 spaces (ZBA 2025-17). The presented parking count is in compliance with the parking requirements by providing 370 parking spaces with 13 being ADA accessible.

The site plan provides the required landscape island adjacent to the newly proposed parking areas and is in compliance with the overall landscape requirements of the Zoning Ordinance by providing at least 10% of landscaped area.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.