



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat of Lots 1R-1, 1R-2, 1R-3, 1R-4 Block A of Sanden Addition, creating four light industrial lots on 33.665 acres, generally located at 601 Sanden Blvd.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Sanden International (USA) Inc

APPLICANT: Roome Land Surveying

The applicant has submitted a Replat to create Lots 1R-1, 1R-2, 1R-3, 1R-4 Block A of Sanden Addition on 33.665 acres. The property is located at 601 Sanden Blvd and is zoned Light Industrial.

Lot 1R, Block A of Sanden Addition currently contains the Sanden International manufacturing service and was replatted in 2022. The purpose of this Replat is to create four lots out of Lot 1R, Block A of Sanden Addition for the purpose of marketing and selling the individual lots for development.

The plat is dedicating access, fire lane and visibility easements for the existing driveways on the property which includes an access point from Sanden Boulevard and from FM 544.

Amended Plats shall be required for the individual lots once the site plans are submitted for fire lane, access & visibility utility easement dedication.

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.