



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 Replat being a Final Plat for Lot 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 recommend **approval** as presented.

Discussion

OWNER: Sanden international (USA) INC.

APPLICANT: St. John Properties

The applicant has submitted a Replat to create Lot 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 2026-22 approved by City council in May of 2026.

The purpose of the Final plat is to serve as a conveyance plat and allow for the financing of the individual lots.

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 site plan for the subject property is on the regular agenda.

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 Gov't Code.