



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 2R-1, 2R-2, and 3R-1 Block A of Sanden Addition for the development of a multi-building flex space commercial/light industrial development. Property generally located on 56.67 acres at 701 Sanden Boulevard.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Sanden international (USA) INC.

APPLICANT: St. John Properties

The applicant is proposing to develop 280,120 square feet of flex space development on three lots being Lot 2R-1, 2R-2 and 3R-1 of Sanden Addition. The property is generally located on 56.67 acres at 701 Sanden Boulevard. The proposed use is allowed by right within Planned Development 2026-22 approved by City Council in May of 2026. A conveyance plat for this development is on the consent agenda.

The development is proposed to contain six flex space structures on three lots with access from Sanden Boulevard and from FM 544. The development is in the process of acquiring cross access easements with Sanden International (USA) via a recorded plat document. Fire lane access is provided throughout the site ensuring hose lay compliance with proper fire hydrant spacing.

The development provides 597 parking spaces with 28 being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance and of Planned Development 2026-22.

The site is providing 26% of overall landscaped area which is in compliance with the 10% minimum landscaping requirement. The landscape plan includes an enhanced landscape buffer along Sanden Boulevard with tree plantings along the parking areas. The development also contains pedestrian access throughout the site with amenity pavilion areas.

The structure's exterior material consists of field and accent brick. Entrances are emphasized with recessed architectural features. Planned Development 2026-22 also allows for the development to have outside accessory uses within the service courts. Depending on the user additional screening, fencing or bollards shall be required. An example of when this would be needed is for a day care business that has outdoor play areas. The Fire lanes along the service courts shall not be blocked.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of PD 2026-22. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.