



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: C

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 7, creating 11 single family residential lots and two open space lots on 6.475 acres, generally located at the northeast corner of Dominion Drive and Pleasant Valley Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie DPV, LP

APPLICANT: J. Volk Consulting

The applicant has submitted a Preliminary Plat for Dominion of Pleasant Valley Phase 7. Zoning for the single family development was approved by the City Council in October 2020 as Planned Development Ordinance 2020-54.

This plat includes 11 lots from the preliminary plat of Dominion of Pleasant Valley Phase 3, approved by City Council in March of 2021. The reason for the change is that the development of these 11 lots was removed from the phase 3 development due to an ATMOS gas line conflict. The gas line has now been relocated and development of the 11 lots can now commence.

The plat consists of 11 residential lots, and two open space lots. The Planned Development allows for a maximum of 1,104 single family residential lots. Within Phase 1-7 of the Dominion of Pleasant Valley Development there are 888 residential lots leaving 216 residential lots that can be developed in future phases.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots are to be dedicated to the City of Wylie and maintained by the H.O.A.

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.