



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Final Plat for Dominion of Pleasant Valley Phase 3, establishing 142 single family residential lots and four open space lots on 49.193 acres, generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.

Recommendation

Motion to approve a Final Plat for Dominion of Pleasant Valley Phase 3, establishing 142 single family residential lots and four open space lots on 49.193 acres, generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.

Discussion

OWNER: Wylie DPV, LP

APPLICANT: J. Volk Consulting

The applicant has submitted a Final Plat for Phase 3 of the Dominion of Pleasant Valley Planned Development Ordinance No. 2020-54. This final plat is a portion of the Dominion of Pleasant Valley preliminary plat approved in November 2018.

The plat consists of 142 residential lots and four open space lots and conforms to the preliminary plat.

The Planned Development allows for a maximum of 1,104 single family residential lots. Within Phase 1-3 of the Dominion of Pleasant Valley Development there are 557 residential lots leaving 547 residential lots that can be developed in future phases which is keeping with the PD Conditions.

The plat dedicates the necessary rights-of-way and utility easements. 28' of R.O.W is dedicated for the future widening of Pleasant Valley Road. All open space lots are 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.

For conditional approval or disapproval City Council must provide a written statement of the reasons to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.

P&Z Commission Discussion

The Planning and Zoning Commission meeting on February 16, 2021 was cancelled due to severe weather and no action was taken on this item. The plat is recommended for approval through non-action.