



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 9, creating 122 single family residential lots and one open space lot on 54.935 acres, generally located at the southwest corner of Sachse Road and Dominion Drive.

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 9. The plat consists of 122 residential lots, and one open space lot on 54.935 acres. Zoning for this section of the single family development was approved by the City Council in November 2025 as a PD Amendment (Planned Development Ordinance 2025-41).

The overall 375 acre Planned Development allows for a maximum of 1,123 single family residential lots. This preliminary plat represents the last of those residential lots allowed within the development.

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 and is consistent with the approved Zoning Exhibit of Planned Development 2025-41. 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.