

PROPOSED ANNEXATION

DOMINION OF PLEASANT VALLEY

CITY OF WYLIE
CITY COUNCIL
AUGUST 26, 2025

DOMINION OF PLEASANT VALLEY AERIAL MAP



Enhancements to Dominion of Pleasant Valley

- ▣ Increase in the number and percentage of larger lots
- ▣ Reduction in the number and percentage of smallest lots
- ▣ No reduction in the amount of open space
- ▣ Improved connectivity and circulation within Dominion of Pleasant Valley

LOT TYPE	CURRENT ZONING (ORD. 2020-54)	PROPOSED AMENDMENT	
		CHANGE	REVISED TOTAL
Single Family Type A Lots - 70'	148	1	149
Single Family Type B Lots - 60'	436	28	464
Single Family Type C Lots - 50'	520	-10	510
TOTAL	1104	19	1123
TOTAL AREA (AC.)	370.88	4.02	374.90
OPEN SPACE AREA (AC.)	102.34		102.34
MINIMUM OPEN SPACE (%)	22.0%		22.0%
ACTUAL OPEN SPACE (%)	27.6%		27.3%

DOMINION OF PLEASANT VALLEY MASTER PLAN



DOMINION OF PLEASANT VALLEY ANNEXATION TRACT CONCEPT PLAN



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SALES PRICES

According to the web sites of our two builders, Grand Homes and Coventry Homes, the current price range of their homes is between \$514,000 and \$1,000,000.

Thank you!