



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning

Item Number: B

Prepared By: Kevin Molina

### Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 8, creating 102 single family residential lots and six open space lots on 43.113 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 8. The plat consists of 102 residential lots, and six open space lots on 43.113 acres. Zoning for the single family development was approved by the City Council in November 2025 as Planned Development Ordinance 2025-41.

The overall 375 acre Planned Development allows for a maximum of 1,123 single family residential lots. Within Phase 1-8 of the Dominion of Pleasant Valley Development there are 1,001 residential lots leaving 122 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 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.