



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 4, establishing 95 single family residential lots and four open space lots on 23.436 acres, generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Wylie DPV, LP

APPLICANT: J. Volk Consulting

The applicant has submitted a Final Plat for Dominion of Pleasant Valley Phase 4. Zoning for the single-family development was approved by the City Council in October 2020 as Planned Development Ordinance No. 2020-54. The Preliminary Plat was approved in June 2021.

The plat consists of 95 residential lots and four open space lots. The Planned Development allows for a maximum of 1,104 single family residential lots. Within Phase 1-4 of the Dominion of Pleasant Valley Development there are 652 residential lots leaving 452 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 City Council 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.

P&Z Recommendation

The Commission voted 6-0 to recommend approval.