



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: E

### Subject

Consider, and act upon a recommendation to City Council regarding 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 recommend **approval** 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 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 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.