

PROPOSED ZONING

DOMINION OF PLEASANT VALLEY

CITY OF WYLIE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL
OCTOBER 7TH AND 28TH

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%

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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!