



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: B

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Dominion of Pleasant Valley Phase 6, creating 168 single family residential lots and three open space lots on 40.430 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.

### 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 6. The plat consists of 168 residential lots and three open space lots on 40.430 acres. The property is zoned within Planned Development Ordinance 2025-41 as of November 2025. A preliminary plat for this site was approved in May 2024.

The Planned Development allows for a maximum of 1,123 single family residential lots. Within Phase 1-6 of the Dominion of Pleasant Valley Development there are 888 residential lots leaving 235 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.