



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat for Dominion of Pleasant Valley Phase 5, to establish 68 single family residential lots and five open space lots on 25.822 acres, property generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Wylie DPV, LP

APPLICANT: J. Volk Consulting

The applicant has submitted a Preliminary Plat for Phase 5 of the Dominion of Pleasant Valley Planned Development, Ordinance No. 2020-54. The plat consists of 68 residential lots and five open space lots and conforms to the design standards of PD 2020-54.

The Planned Development allows for a maximum of 1,104 single family residential lots. Within Phases 1-5 of the Dominion of Pleasant Valley Development there are 720 residential lots leaving 384 approved residential lots for 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.

For conditional approval or disapproval City Council must provide a written statement of the reasons to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.

P&Z Commission Discussion

The Commission voted 5-0 to recommend approval.