



Wylie Lake Park Villas

- Objective – To amend the existing multifamily zoning to allow for a product that better serves the area while enhancing the street scape for the City and Residents of Wylie, TX.

Wylie Lake Park Villas

- Preliminary Plat was approved on April 9, 2017 – 165 Town Home Lots
- Typical lot size 30' x 100'
- 35' x 100' end unit lots
- Phase 1 Development Construction Plan was approved in July 2018
- Phase 1 received final acceptance in January 2020
- Final Plat for Phase 1 has been recorded

Wylie Lake Park Villas

- 30'-35' Town home lots with 20' front yard setbacks
- Multi unit buildings in configurations varying from 2 - 7 units per building
- Minimum 3,000 square foot lots
- 0'-5' side yard setbacks
- 25' rear yard setbacks
- 1,000 – 1,200 square foot minimums

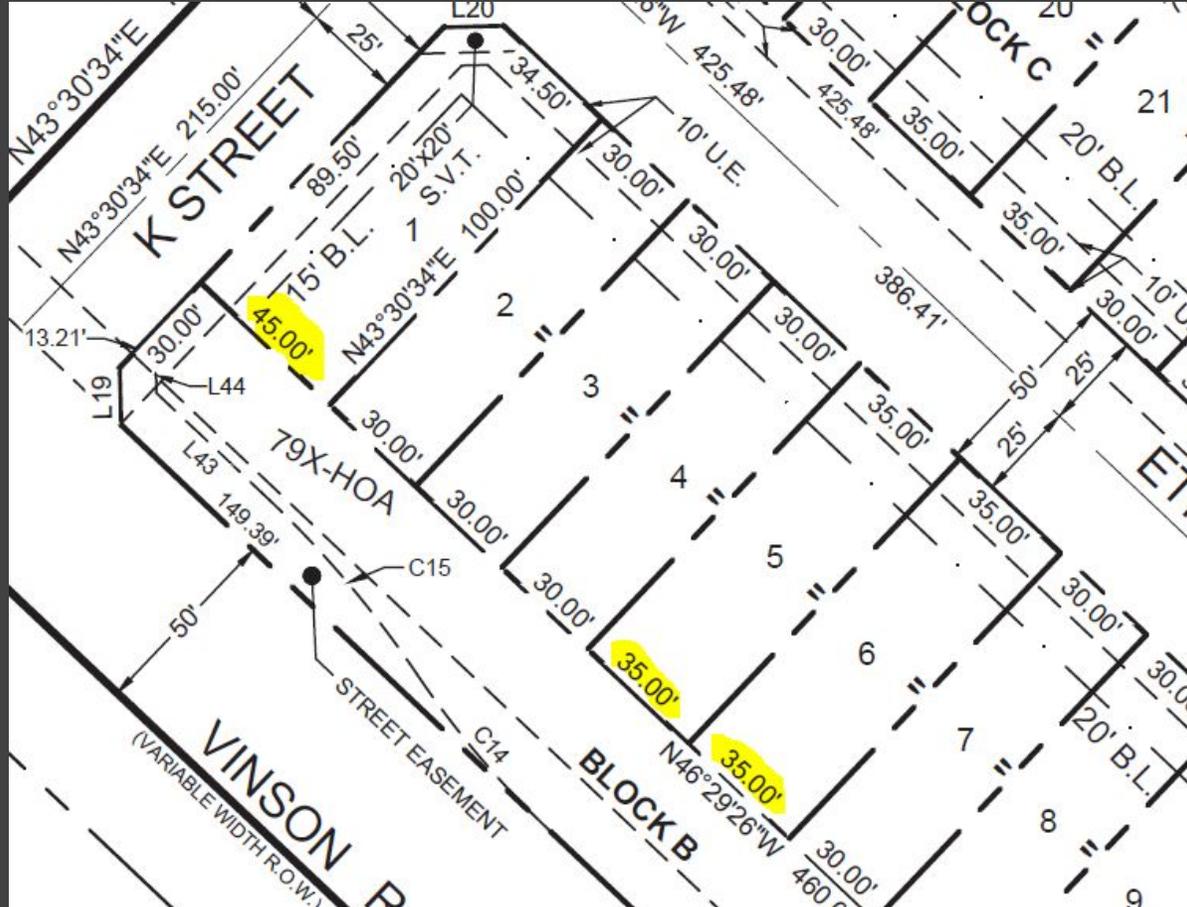
Proposed Amendments

- 30' minimum lot width on end unit buildings
- 20' rear building line set back
- 225 square foot minimum garage

What is 'end unit lot size' with town homes?

- The end of each building shall have a larger minimum lot size and additional setbacks in order to create open space between the buildings.

End Unit Lot Size



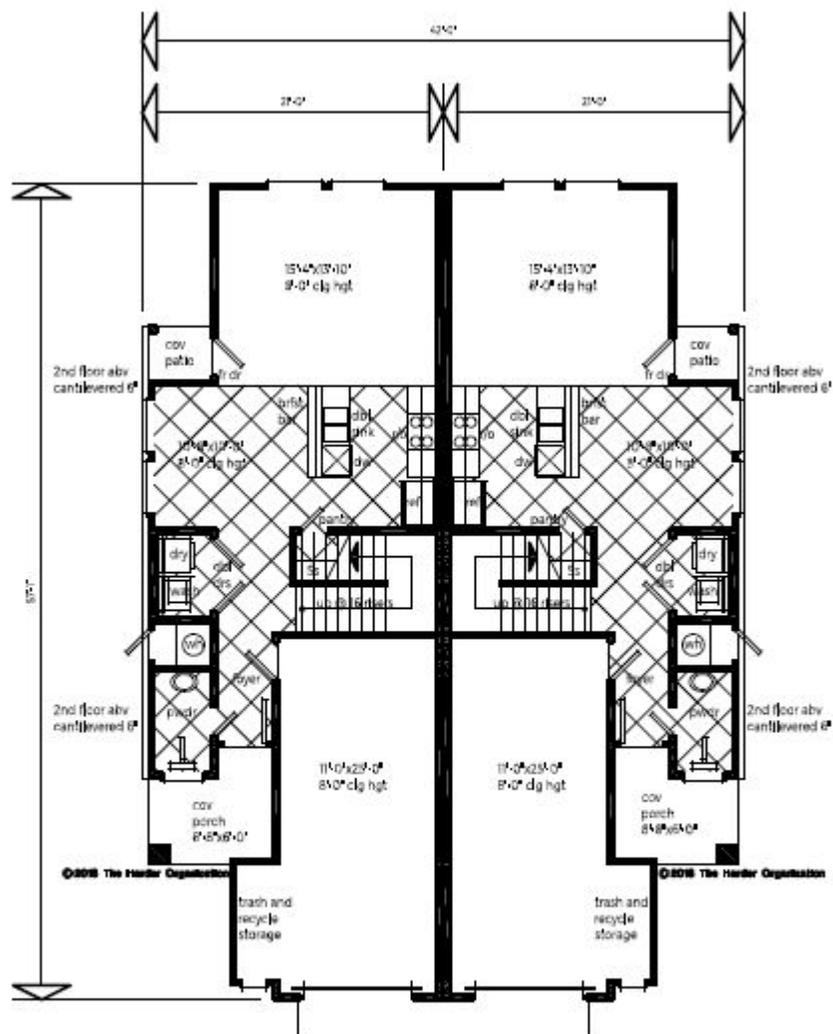
End Unit Lot Minimum 3,000 square feet





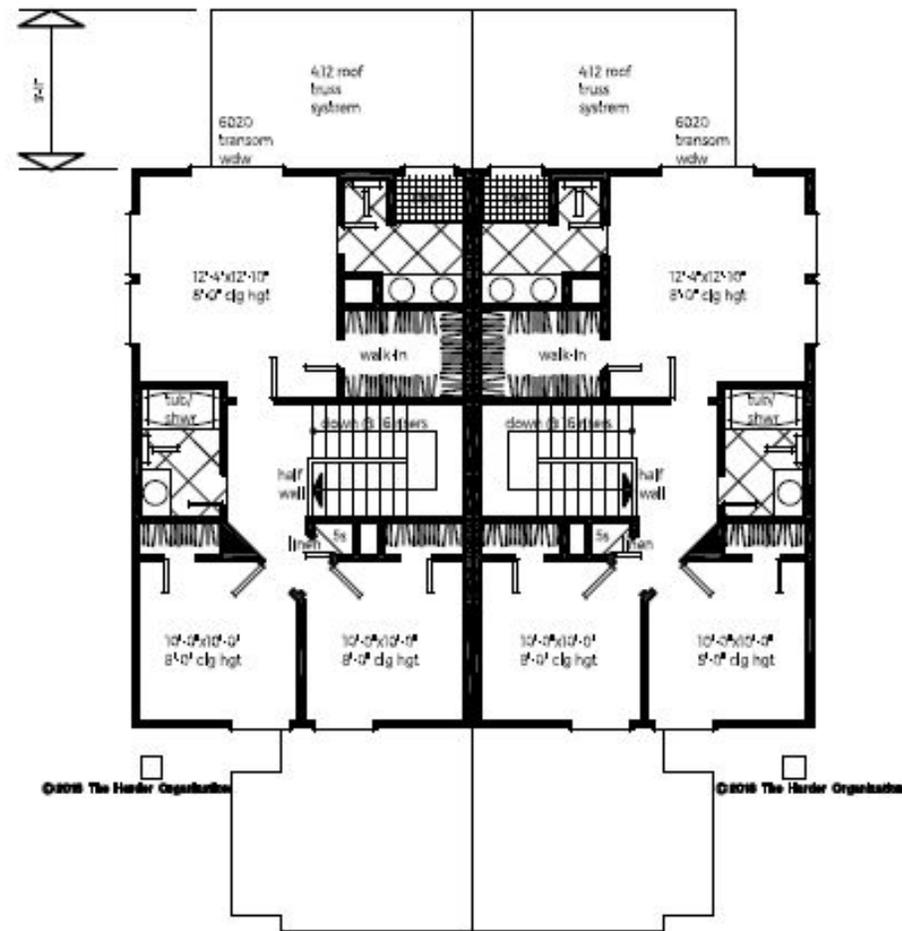
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twinhome
street view



twinhome
first floor plans a

standard
42'-0" x 35'-7"
front loaded
1326 sq ft
rev 5/9/18



twinhome
second floor plans a

standard
42'-0" x 35'-7"
front loaded
1326 sq ft
rev 2-3/14/18

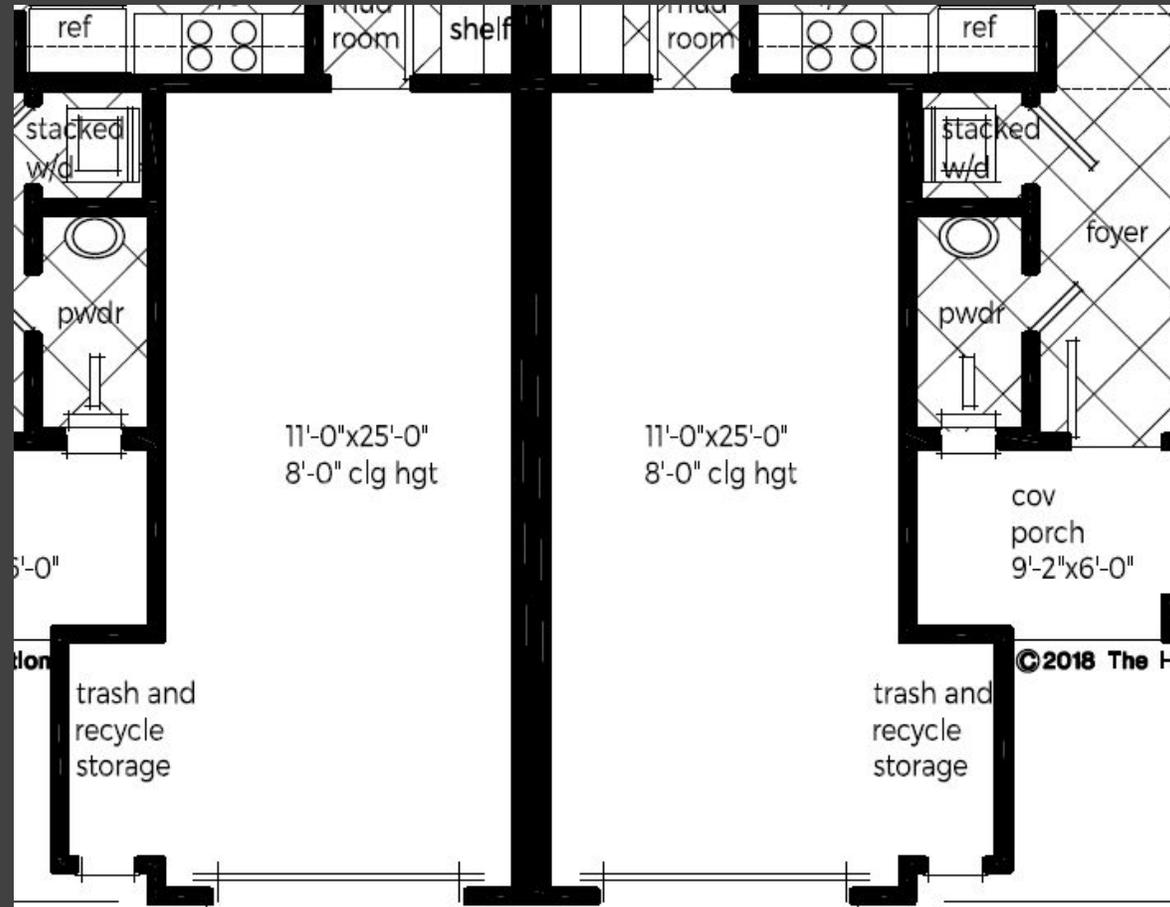
20' rear yard setback

- Currently requires 25' rear yard setback
- Twin Home increases side yards availability
- Increased depth of allowable living area
- Increased side yards provide for more yard area
- Decreased total width of usage on lot

225 square foot minimum garage

- Requesting a reduction in the minimum garage square footage to accommodate the twin home concept
- Increased curb appeal by limiting the total garage door along the façade
- Provide additional storage area in garage area for trash cans, bicycles and other items

Garage Area of Twin Home



Why Twin Homes?

- Increased street view with single family appeal
- Increased affordability for citizens
- Increased usable back yard space with increased side yards
- Able to utilize with the existing preliminary plat with no changes

Thank You

