



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

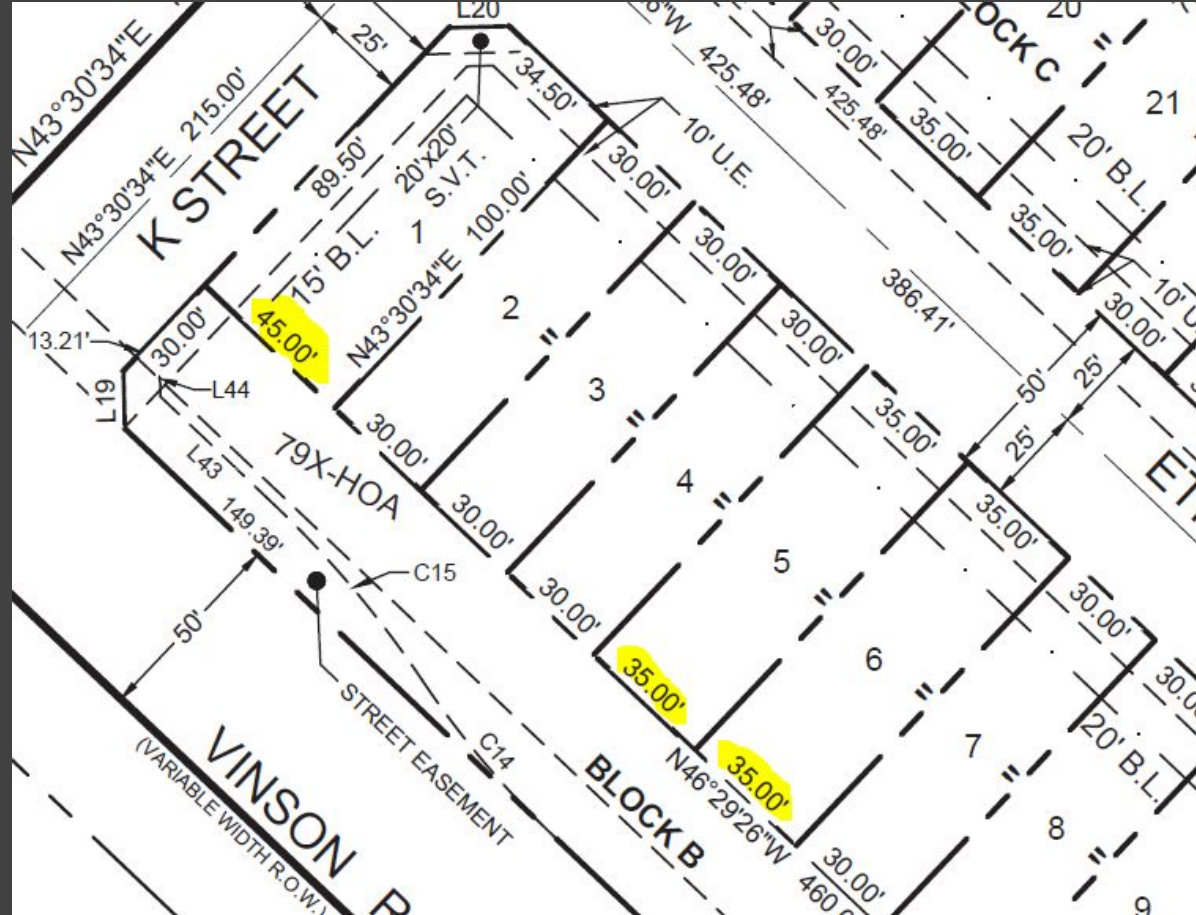
Proposed Amendments

- 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

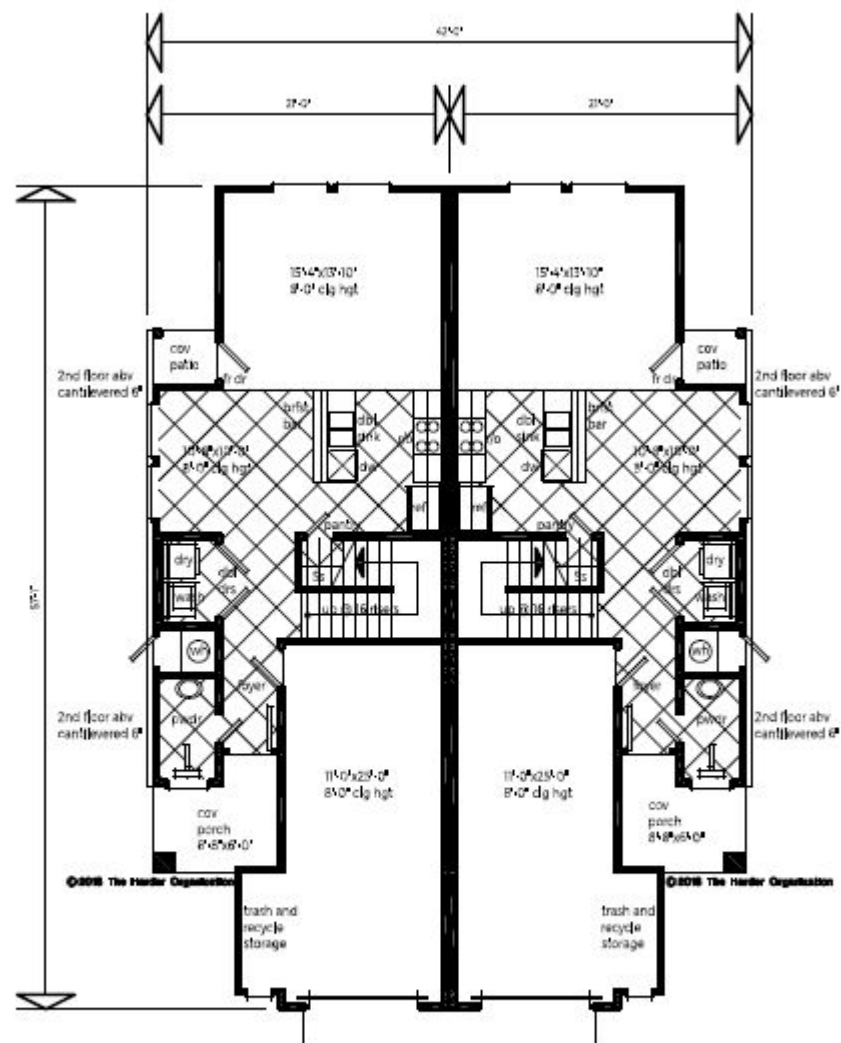


End Unit Lot Minimum 3,000 square feet



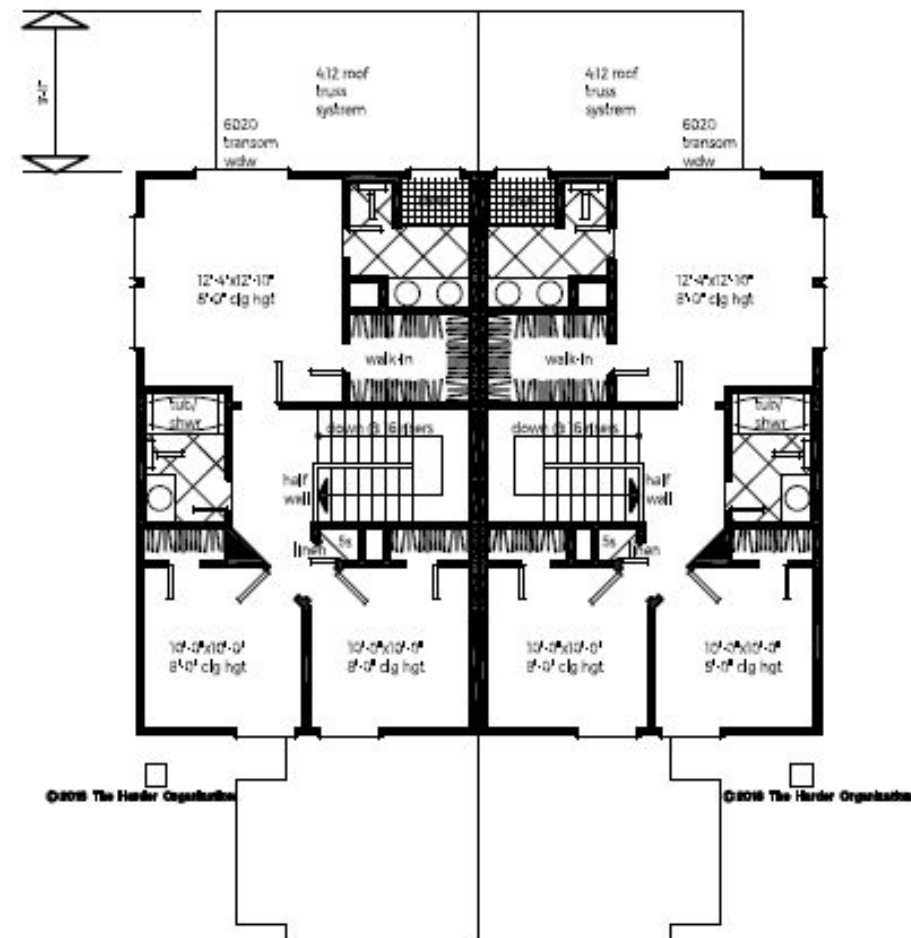


twinhome
street view



twinhome
first floor plans a

standard
42'0"x37'4"
front loaded
1326 sq ft
rev 5/9/18



twinhome
second floor plans a

standard
42'0"x37'4"
front loaded
1326 sq ft
rev 2.3/9/18

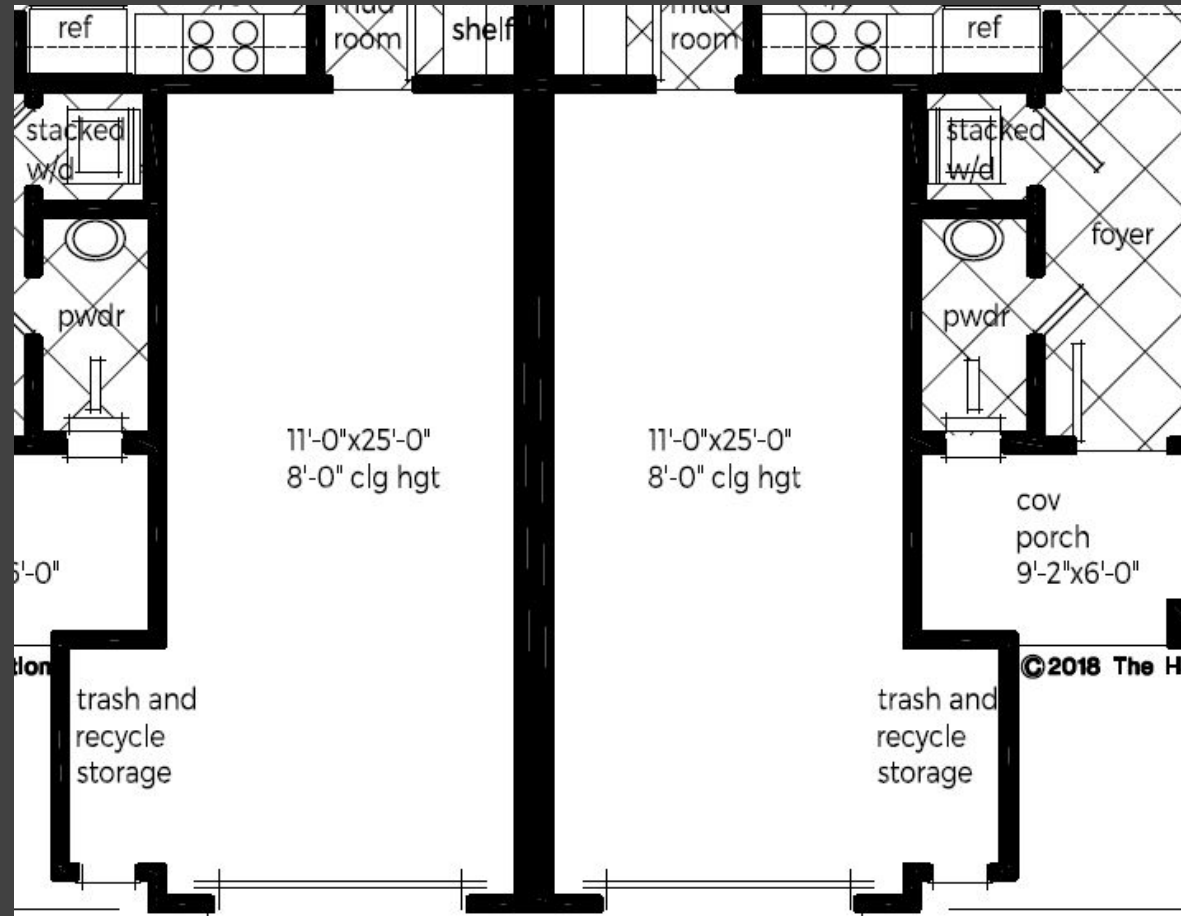
20' rear yard setback

- 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

