

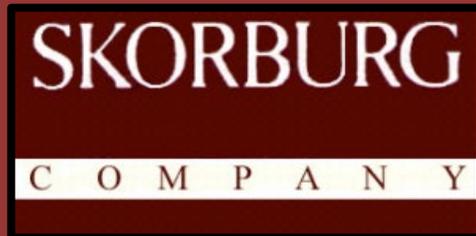
# Beaver Creek Estates

May 11, 2021

City Council Meeting



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# Skorburg Company Background

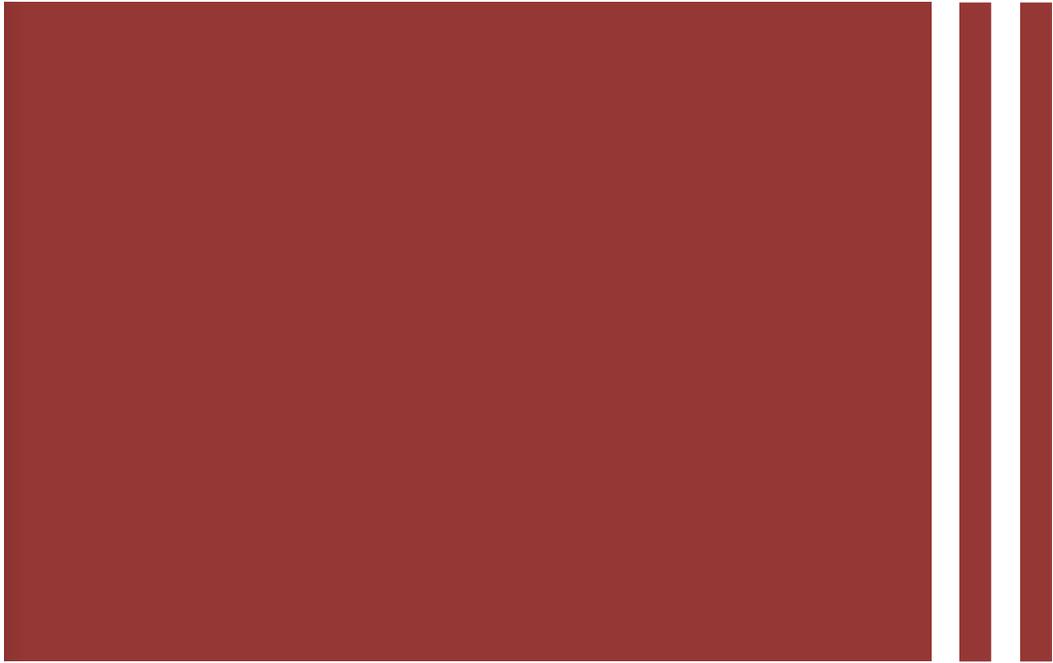
## Skorburg Company

- Local, privately owned development firm with 35 years of experience.
- Over 90 development projects in more than 25 different cities around DFW metroplex.
- More than 36 current projects in active development.
- Reputation for building high quality, long lasting communities.
- Projects range from small, infill locations to 400+ acre multi-phase master planned communities.





# Skorburg Company Projects In Wylie



# Birmingham Bluffs



## Birmingham Bluffs Overview

**Location:** North of W. Brown St. and East of Country Club Rd.

**Size:** +/- 18 Acres

**Zoning:** 60 Lots  
(50' x 115')

**Builders:** Windsor Homes  
Paul Taylor Homes

**Status:** Currently Selling Homes  
(Almost Sold Out)



# Manors at Woodbridge

## Manors at Woodbridge Overview

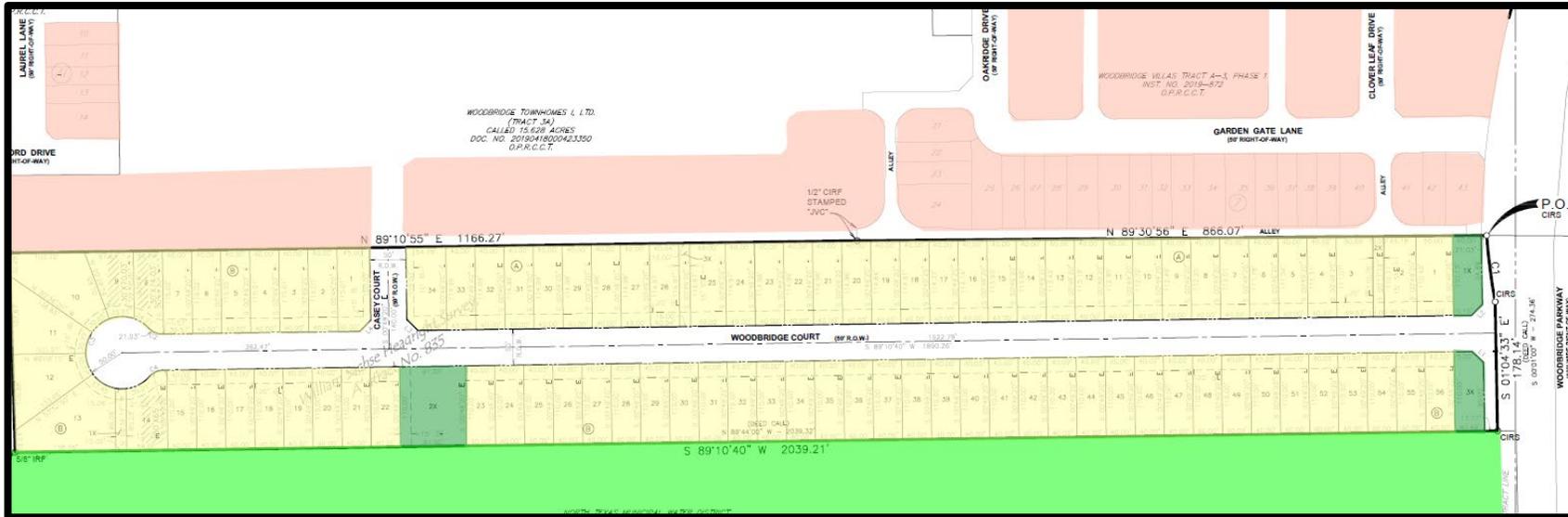
**Location:** West of Woodbridge Parkway  
South of Hensley Ln.

**Size:** +/- 13 Acres

**Zoning:** 90 Lots  
(40' x 110')

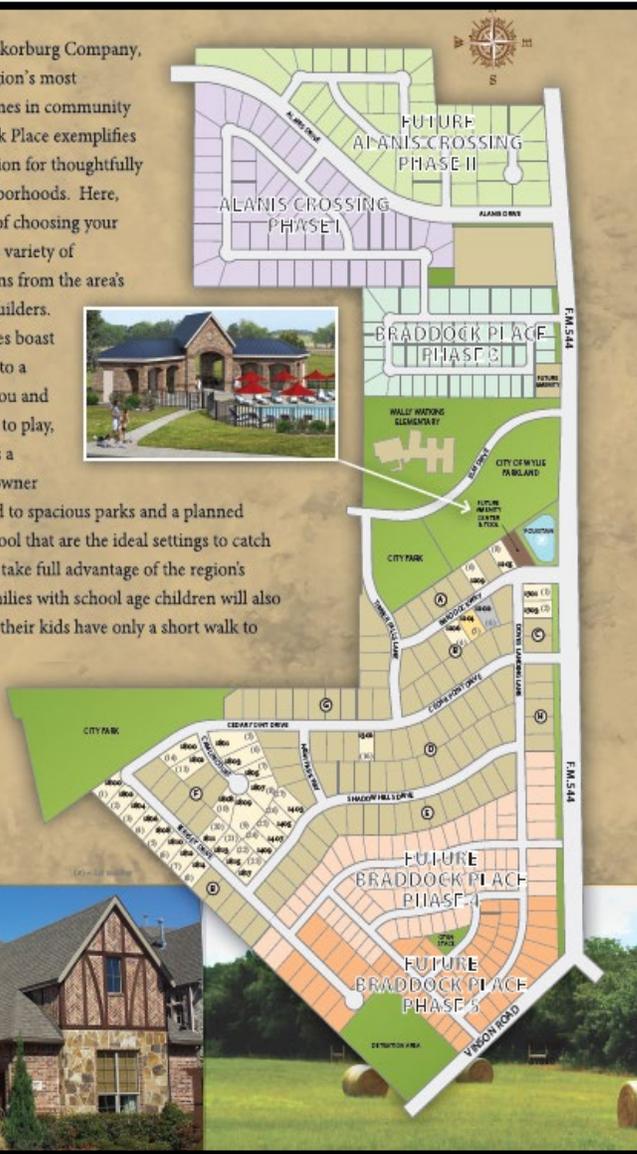
**Builders:** Windsor Homes  
Megatel

**Status:** Under Construction



# Braddock Place

Conceived by Skorburg Company, one of the region's most respected names in community development, Braddock Place exemplifies the Company's reputation for thoughtfully planned, quality neighborhoods. Here, you'll have the luxury of choosing your new home from a wide variety of residential home options from the area's most reputable homebuilders. Plus, many of the homes boast spacious homesites up to a 1/2-acre that provide you and your family with room to play, entertain and relax. As a Braddock Place homeowner you'll also be privileged to spacious parks and a planned community center & pool that are the ideal settings to catch up with neighbors and take full advantage of the region's temperate climate. Families with school age children will also feel secure in knowing their kids have only a short walk to Watkins Elementary School - Wylie Independent School District's newest school campus.



## Braddock Place Overview

**Location:** West of FM 544  
South of Watkins Elementary

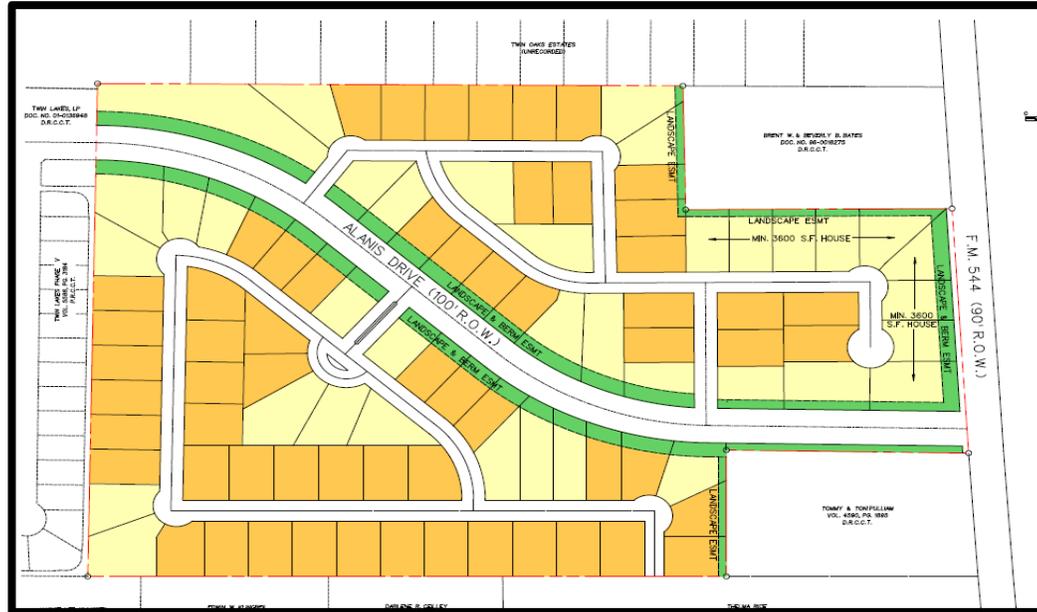
**Size:** +/- 87 Acres

**Zoning:** 127 Lots  
(100' x 130')

**Builders:** Windsor Homes  
Megatel  
DR Horton

**Status:** Sold Out

# Alanis Crossing



## Alanis Crossing Overview

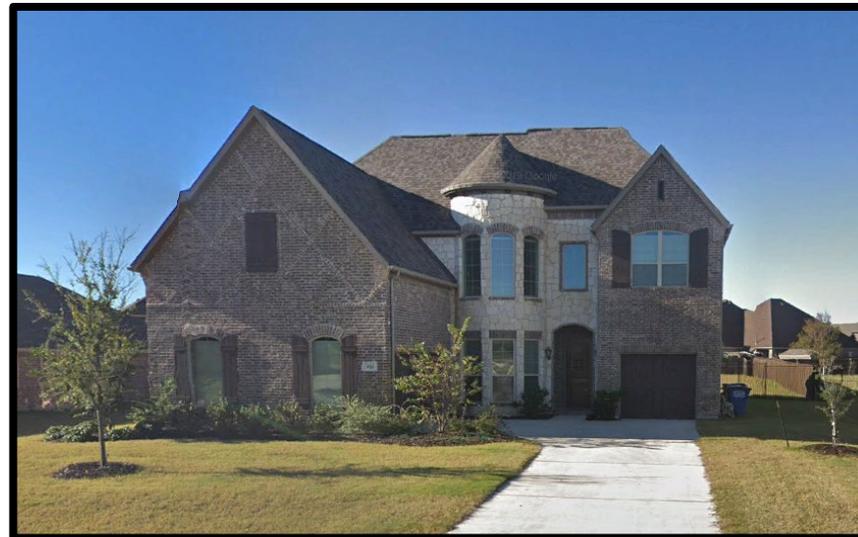
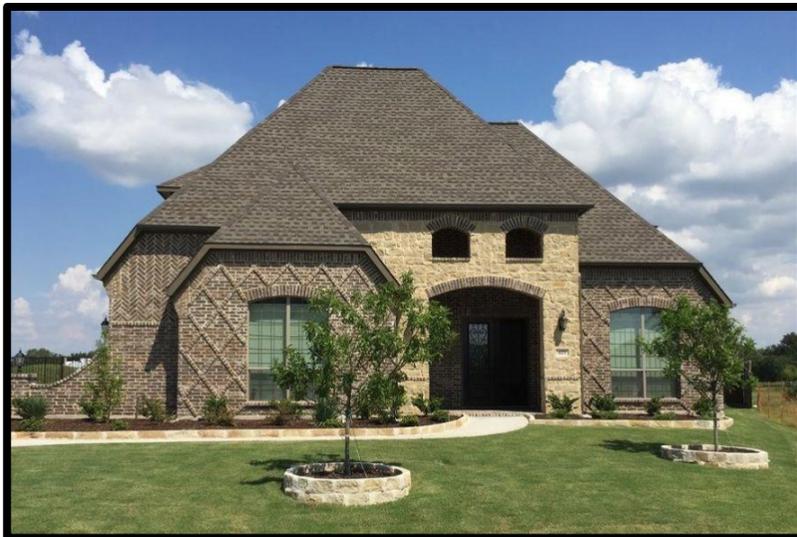
**Location:** FM 544 and Alanis Dr.

**Size:** +/- 55 Acres

**Zoning:** 95 Lots  
(100' x 180')

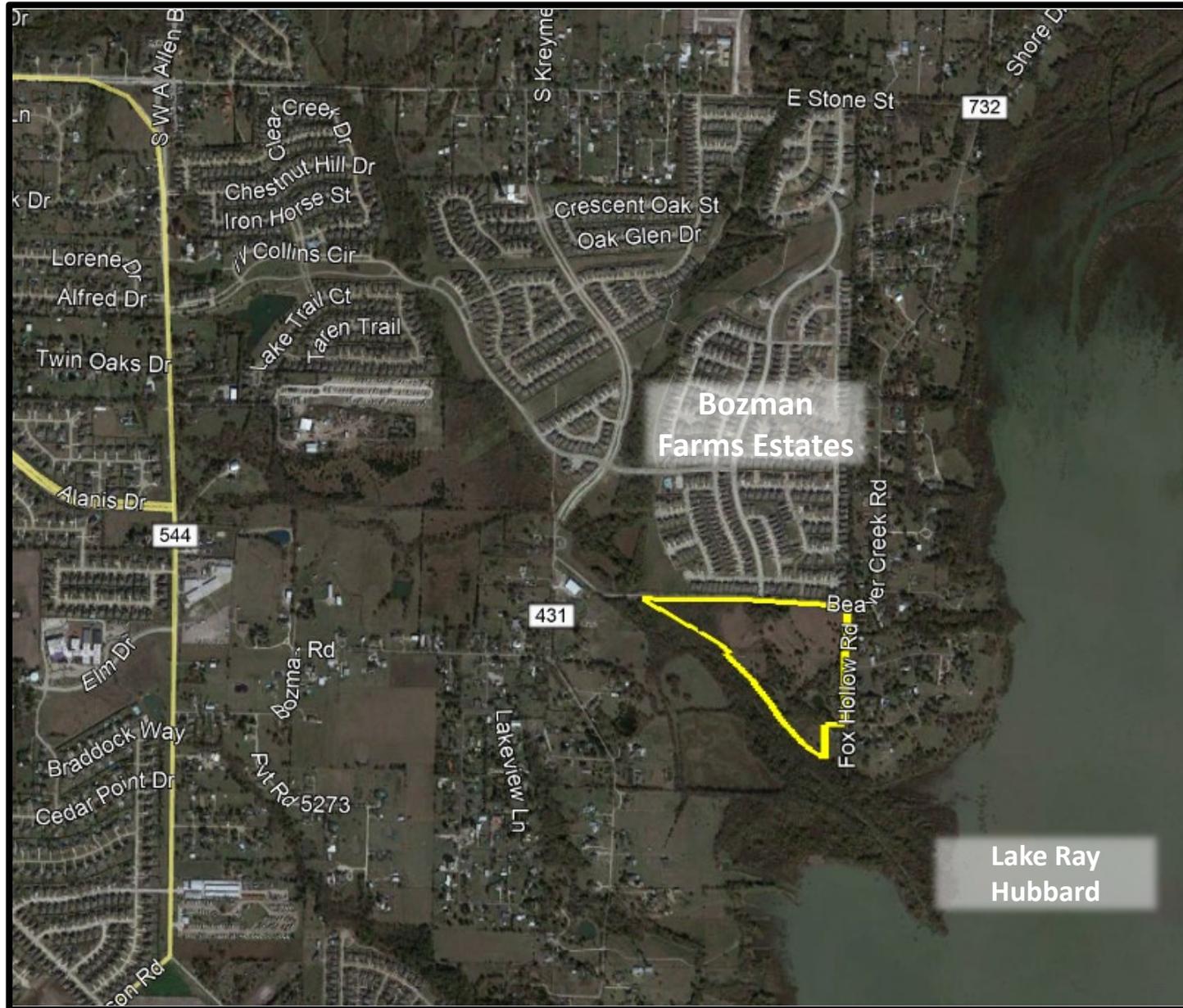
**Builders:** Windsor Homes  
Paul Taylor Homes

**Status:** Sold Out

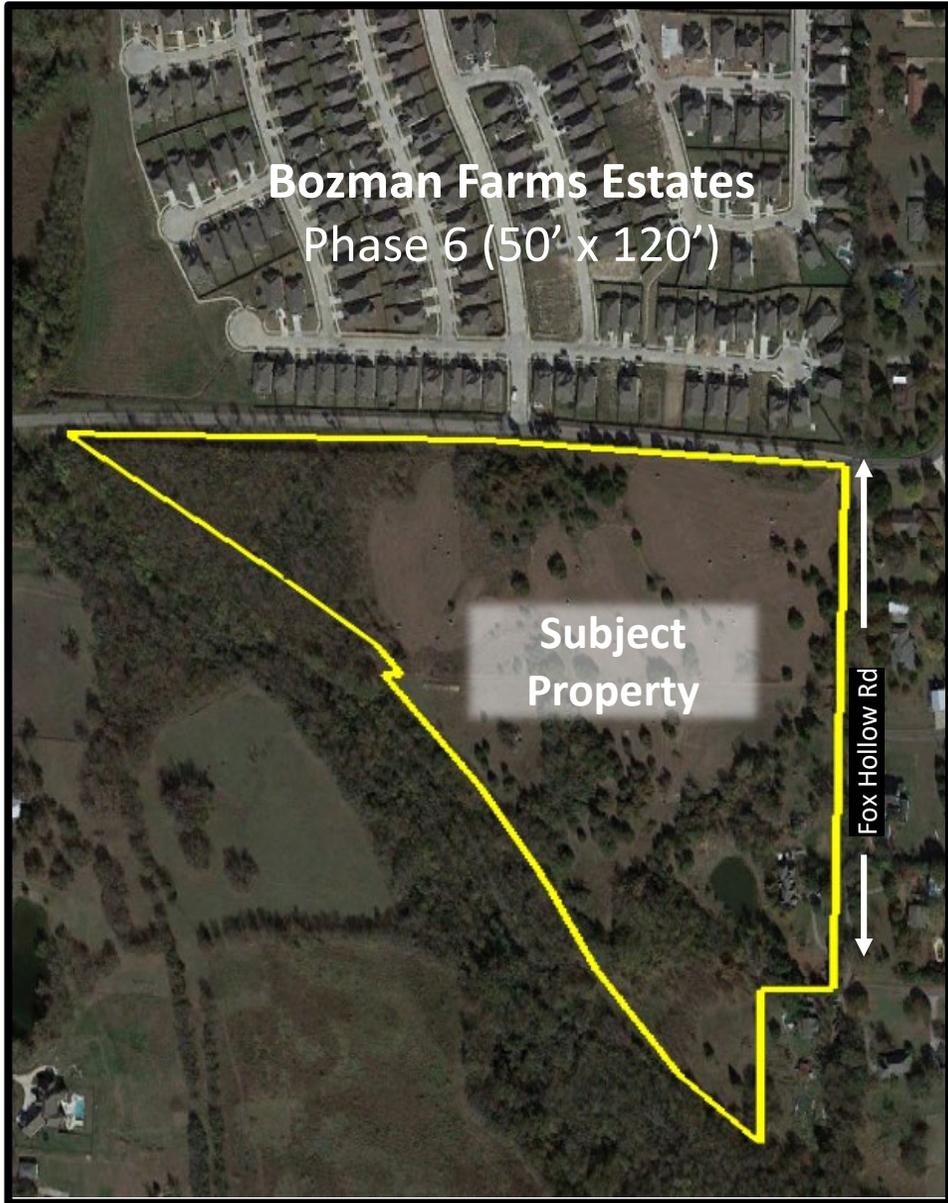


# Beaver Creek Estates Property Location

# Subject Property Location



# Subject Property Location



## Subject Property

### Location:

South side of Beaver Creek Rd.  
West of Fox Hollow Rd.

### Size:

+/- 29.185 Acres

### Current Designation:

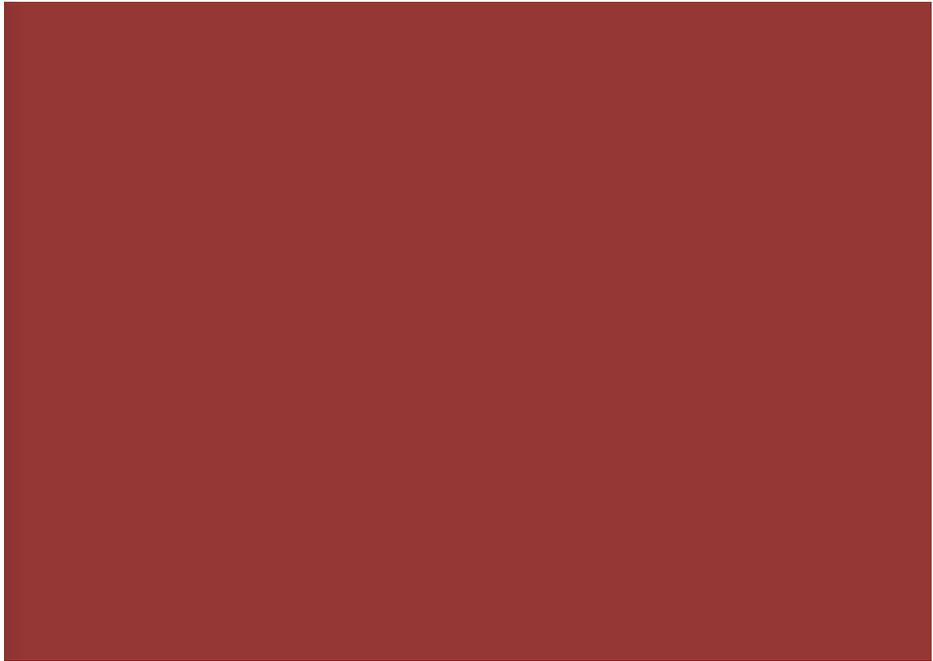
Wylie ETJ

### Future Land Use Plan:

- Sub-Urban
- SF Residential
  - MF Residential
  - Neighborhood Services

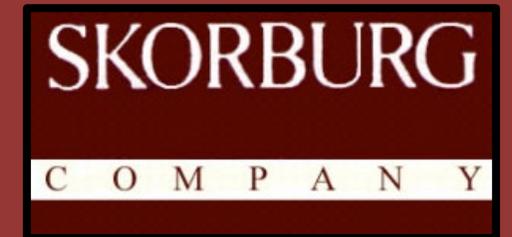


# Steps to Entitlements



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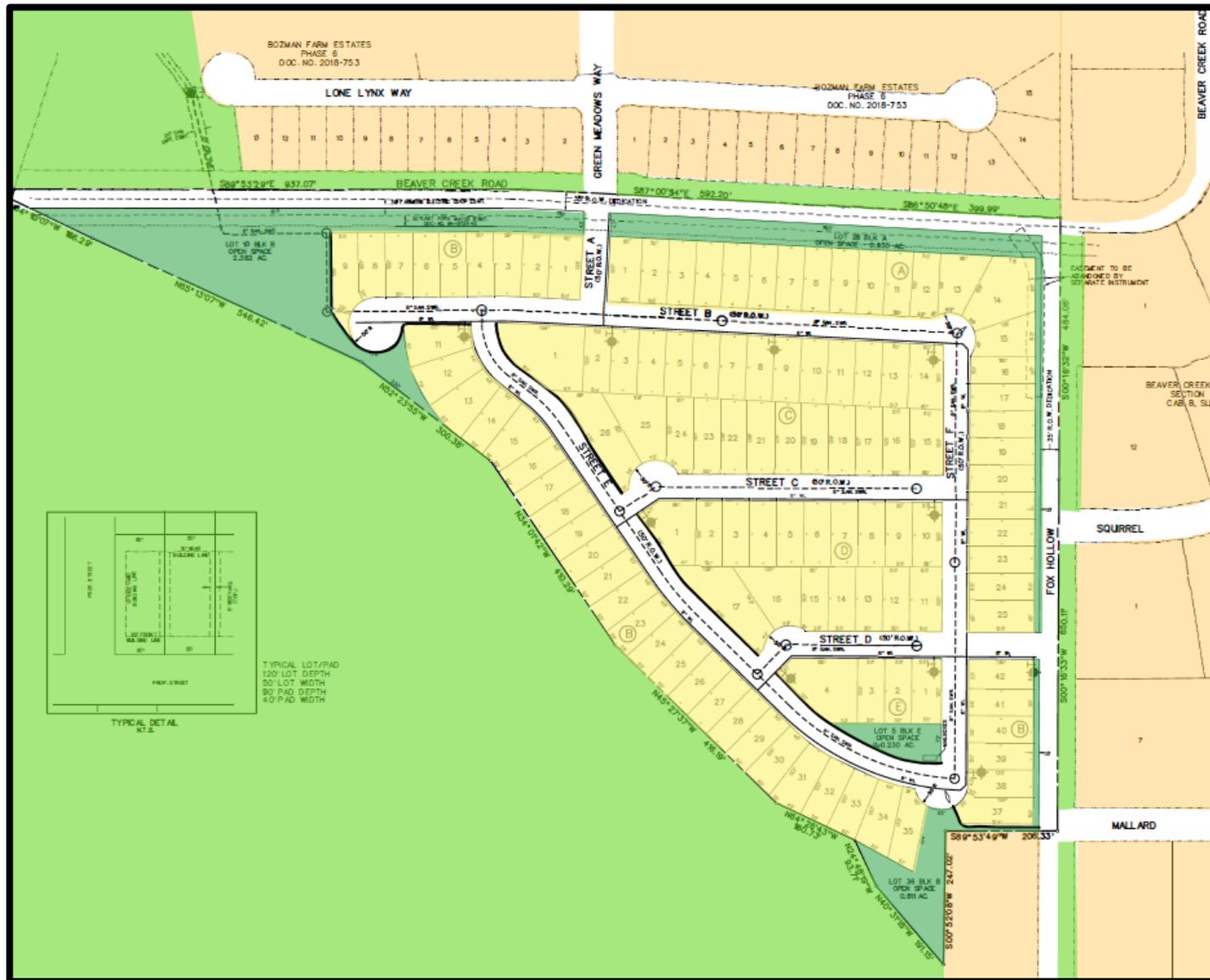
1. Development Agreement – City Council May - 11<sup>th</sup>
2. Annexation – City Council - June 8<sup>th</sup>
3. PD Zoning – P&Z - July 20<sup>th</sup>
4. PD Zoning – City Council - August 10<sup>th</sup>



# Proposed Zoning Request

# Proposed PD Zoning Request

## PD Zoning Request



### Lot size:

- Typical – 50' x 120'

### Density:

- 112 Single Family Homes
- 3.8 Units Per Acre

### Property Size:

- 29.183 Acres

### Open Space:

- 4.158 Acres
- 14.2%
- HOA Maintained

### ROW Dedication:

- 7.727 Acres
- 26.4%

# Proposed PD Zoning Request (Comparison to Bozman Farms Estates)

|  | Beaver Creek Estates – PD | Bozman Farms (50's) – PD |
|--|---------------------------|--------------------------|
| <b>Lot Size (minimum)</b>                  |                           |                          |
| Lot Area (sq. ft.)                         | <b>5,900</b>              | <b>6,000</b>             |
| Lot Width (feet)                           | <b>50</b>                 | <b>50</b>                |
| Lot Width of Corner Lots (feet)            | <b>55</b>                 | <b>55</b>                |
| Lot Depth (feet)                           | <b>100</b>                | <b>100</b>               |
| <b>Dwelling Regulations</b>                |                           |                          |
| Maximum of 20% of the Lots                 | <b>1,800</b>              | <b>1,700 (minimum)</b>   |
| Maximum of 30% of the Lots                 | <b>2,000</b>              |                          |
| Minimum of 50% of the Lots                 | <b>2,200</b>              |                          |
| (Average Square feet)                      | <b>(2,060)</b>            |                          |
| <b>Yard Requirements – Main Structures</b> |                           |                          |
| Front Yard (feet)                          | <b>20</b>                 | <b>15</b>                |
| Side Yard (feet)                           | <b>5</b>                  | <b>5</b>                 |
| Side Yard of Corner Lots (feet)            | <b>10</b>                 | <b>8.25</b>              |
| Rear Yard (feet)                           | <b>10</b>                 | <b>20</b>                |
| Lot Coverage                               | <b>60%</b>                | <b>Not Defined</b>       |
| <b>Height of Structures</b>                |                           |                          |
| Main Structure (feet)                      | <b>36</b>                 | <b>36</b>                |

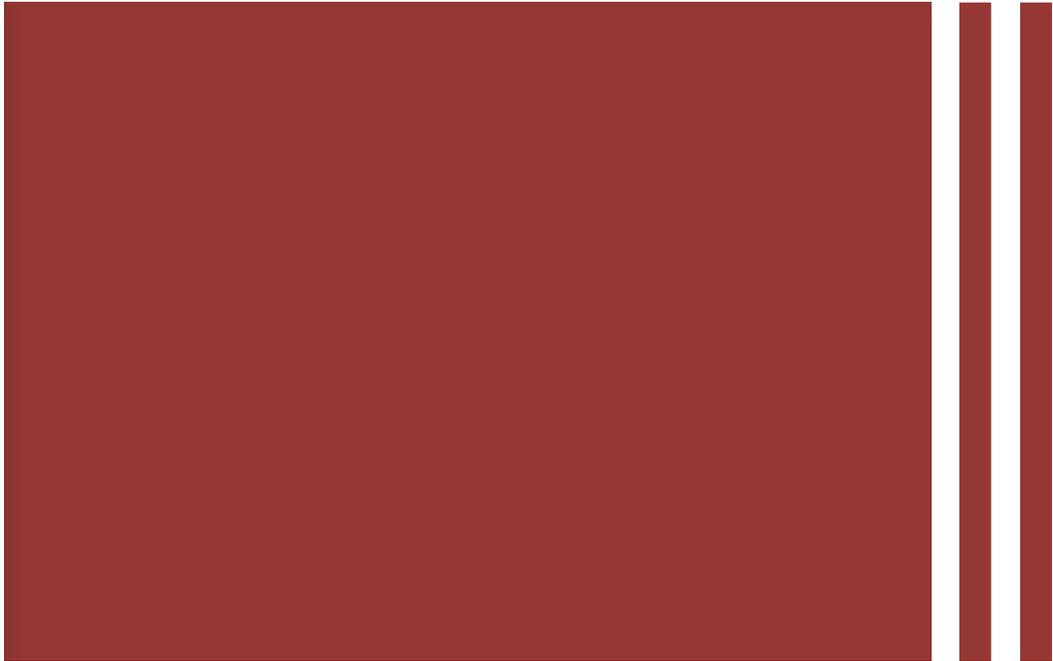
# High-Quality & Environmentally Compatible



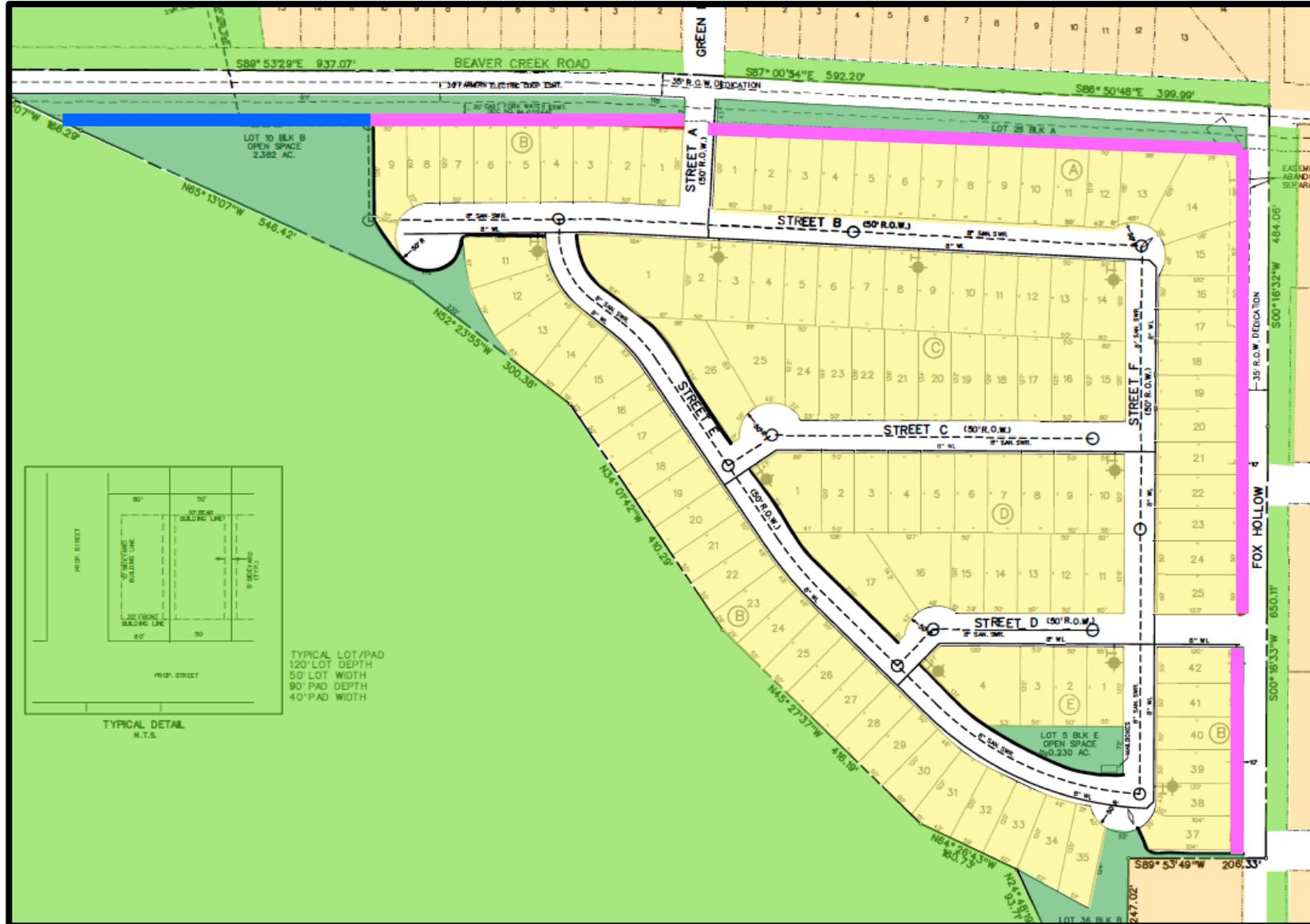
- Beaver Creek Estates will be a sustainable neighborhood with the intent to provide a long-lasting, high-quality community that blends with the surrounding environment.
- Beaver Creek Estates blends nicely with the surrounding environment and provides a Seamless flow from the Bozman Farms Estates 1,350 single family home master plan community.



# Property Features



# Beaver Creek Estates - Screening Plan



## Screening Plan

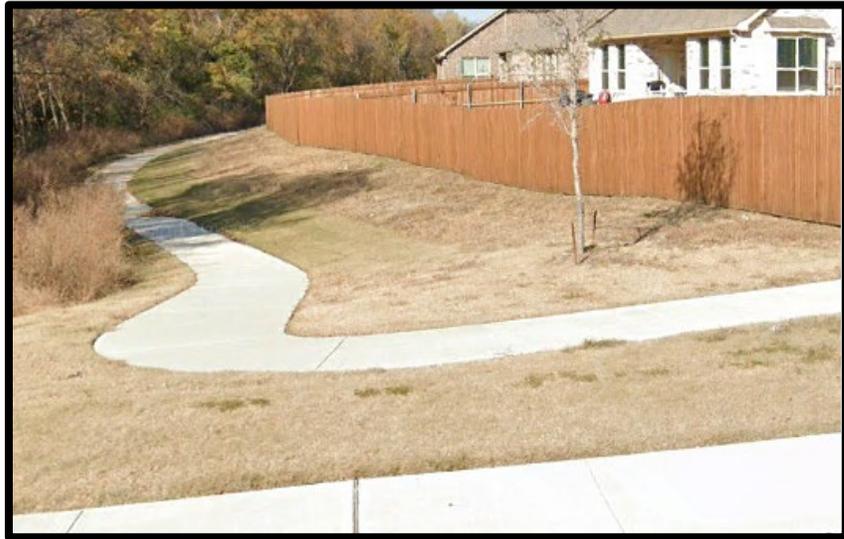
- Beaver Creek Estates screening plan is designed to match the aesthetics of the adjacent Bozman Farms Estates.

6' board on board fencing along beaver creek Rd & Fox Hollow Rd.

Decorative metal fencing



# Bozman Farms Estates – Existing Hike & Bike Trail







# Adjacent Neighbors Concern – Addressed

# Adjacent Neighbors Concern – Addressed



## Neighbors Concern

- The subdivisions second point of access on to Fox Hollow Rd.
- To mitigate this concern, the second point of access on to Fox Hollow Rd. will be gate restricted for emergency access only.

# Representative Product

# High quality 50' lot product



# High quality 50' lot product



# High quality 50' lot product



END

# Appendices

## Approximate Tax Calculation

112 lots

x \$390,000 (average home price)

= \$43,680,000

x .00671979 (City of Wylie Property Tax Rate)

= \$293,520 annual tax revenue at build out

x 20 years

= **\$5,870,400** in tax revenue over 20 years after buildout

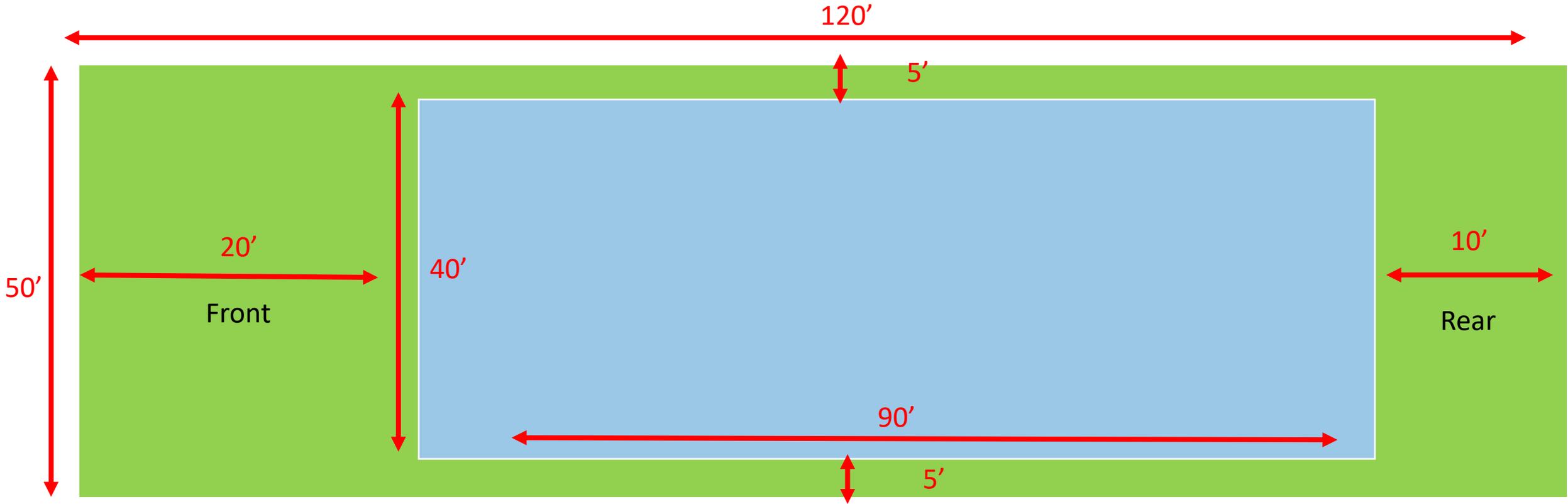
Current tax revenue as Wylie ETJ property - \$ 0

# Projected Price Points

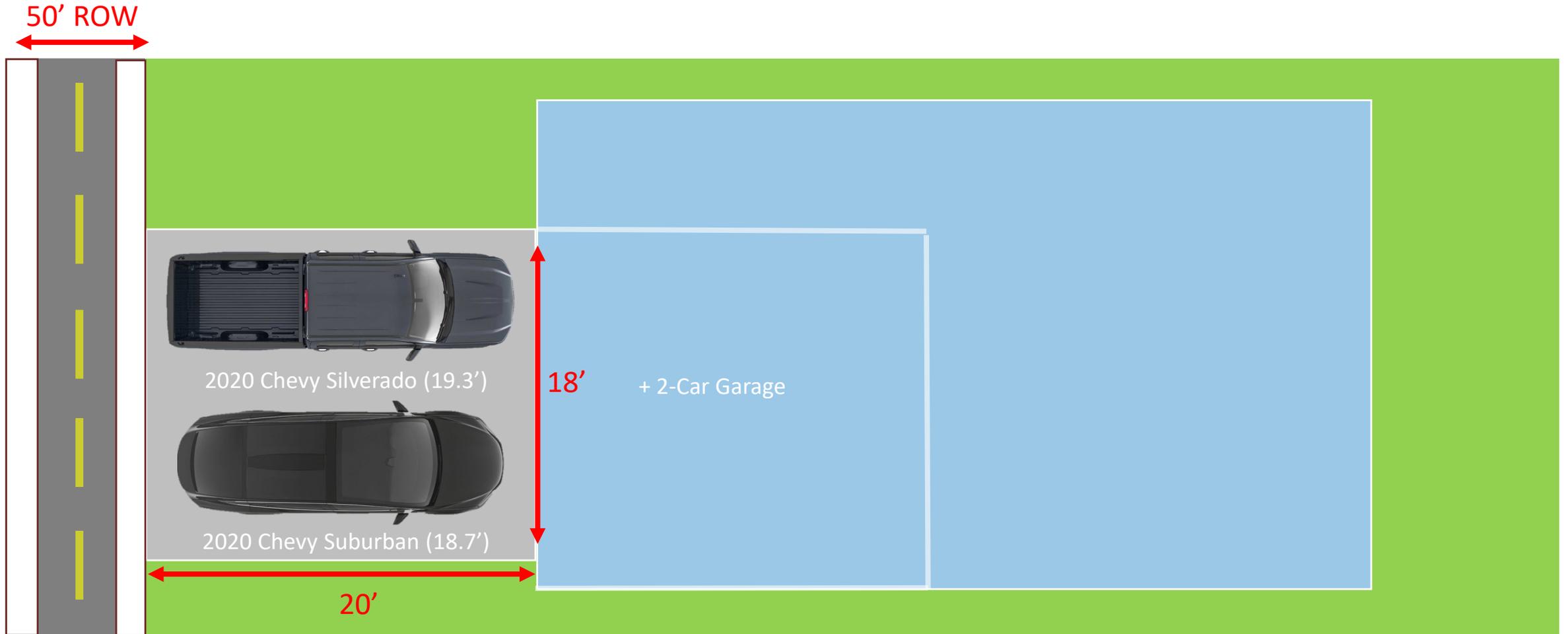


| <b>Beaver Creek Estates<br/>Projected<br/>Home Price</b> | <b>Bozman Farms<br/>Current Home<br/>Price</b> |
|--|--|
| \$360k - \$420k+   | \$350k - \$460k                                |

# 50' Lot Typical Dimensions



# Typical Driveway Dimensions



# Example of Cementitious Fiber Board

