



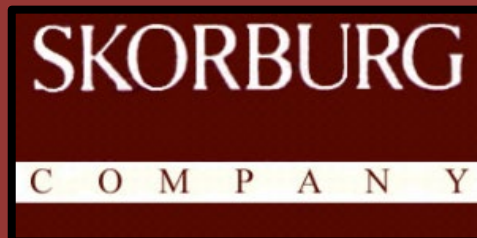
Beaver Creek Estates

May 11, 2021

City Council Meeting

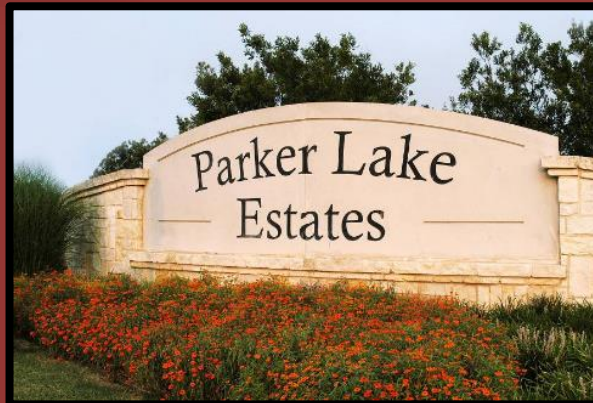


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Skorburg Company Background



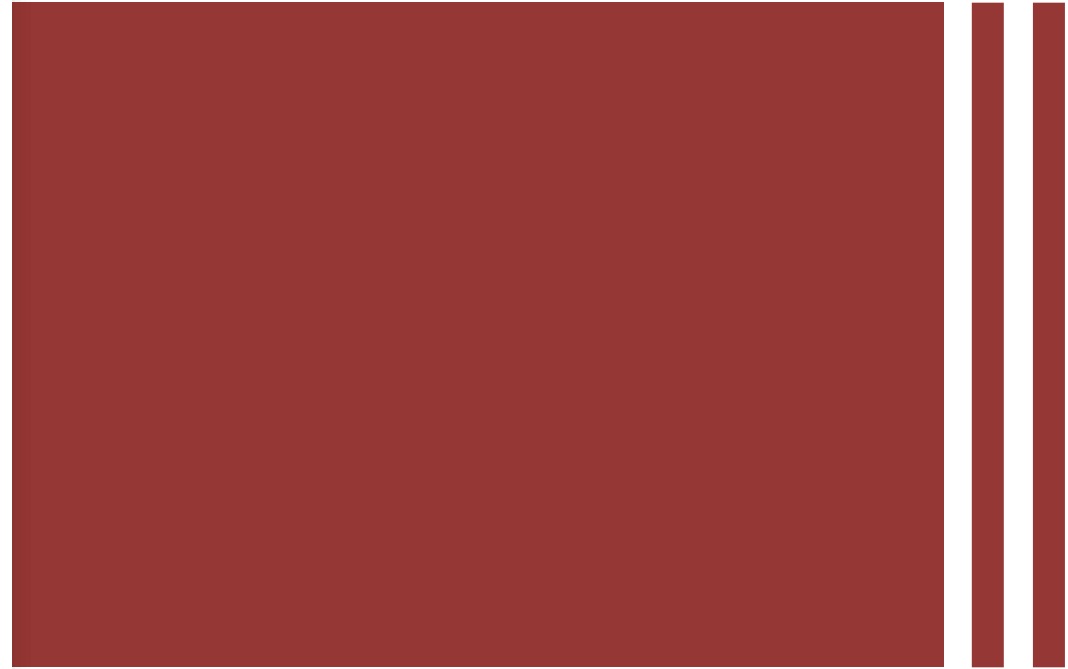
Skorburg Company

- 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.

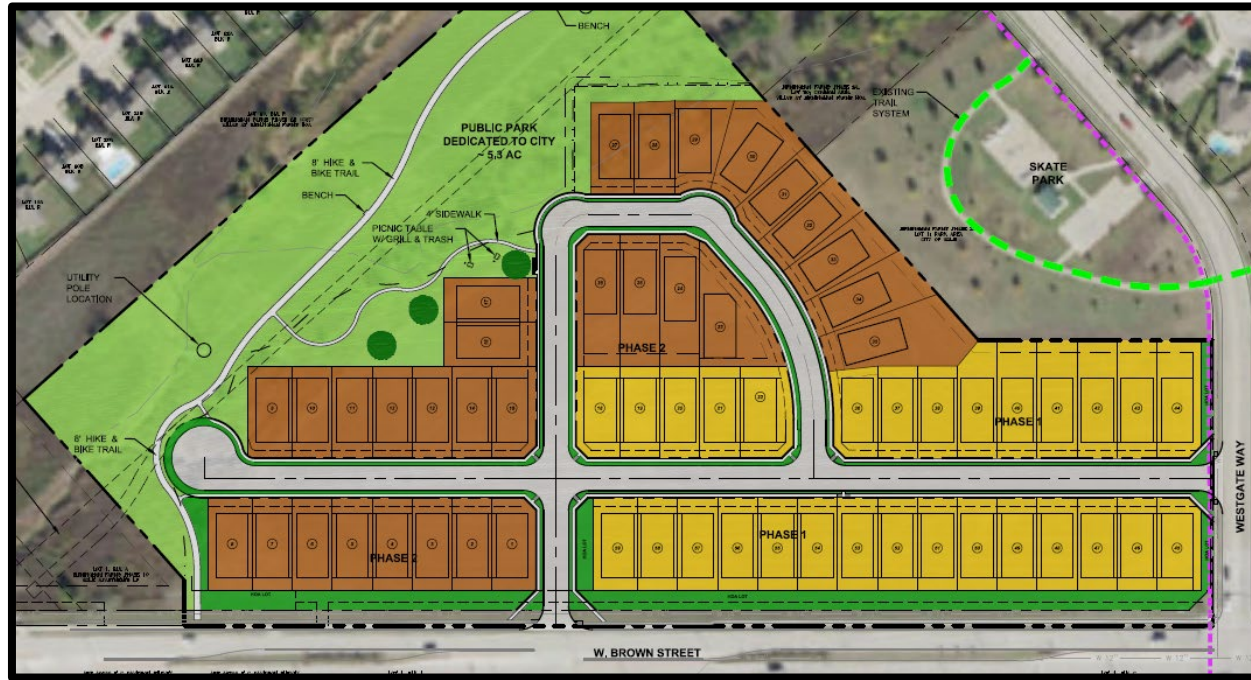




Skorburg Company Projects In Wylie



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

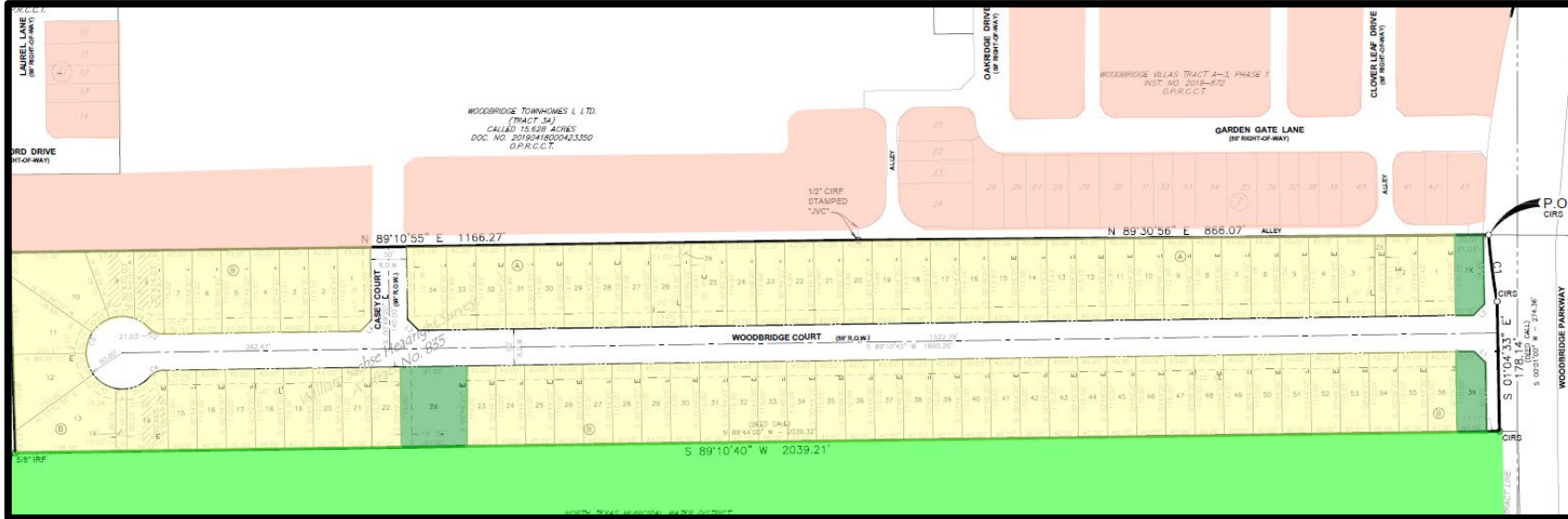
Location: West of Woodbridge Parkway
South of Hensley Ln.

Size: +/- 13 Acres

Zoning: 90 Lots
(40' x 110')

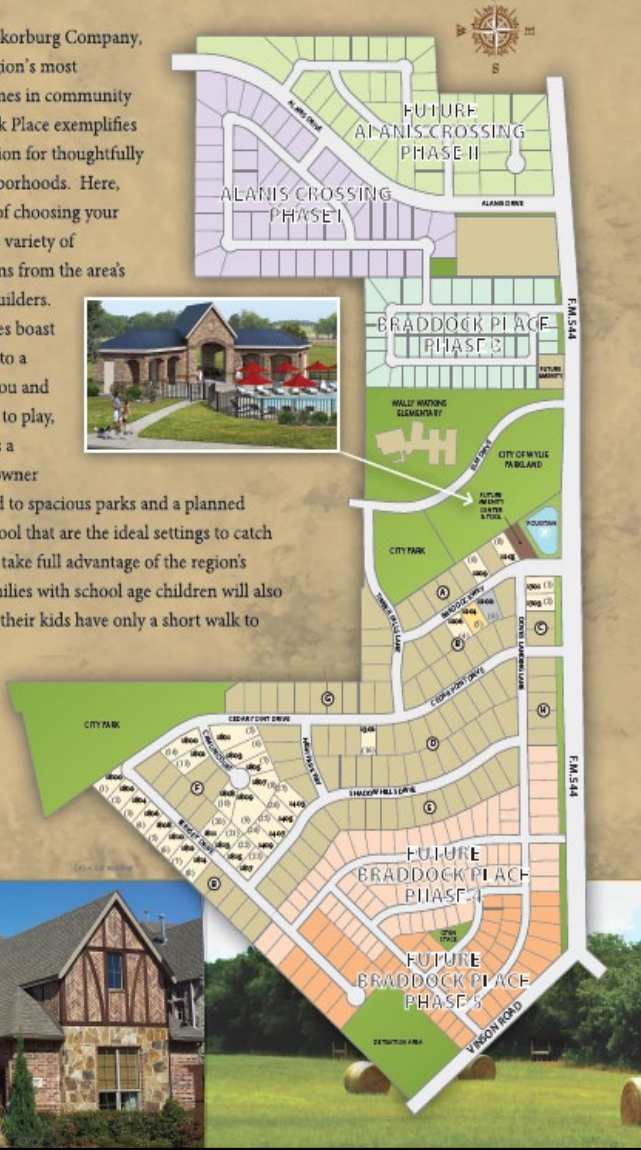
Builders: Windsor Homes
Megatel

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

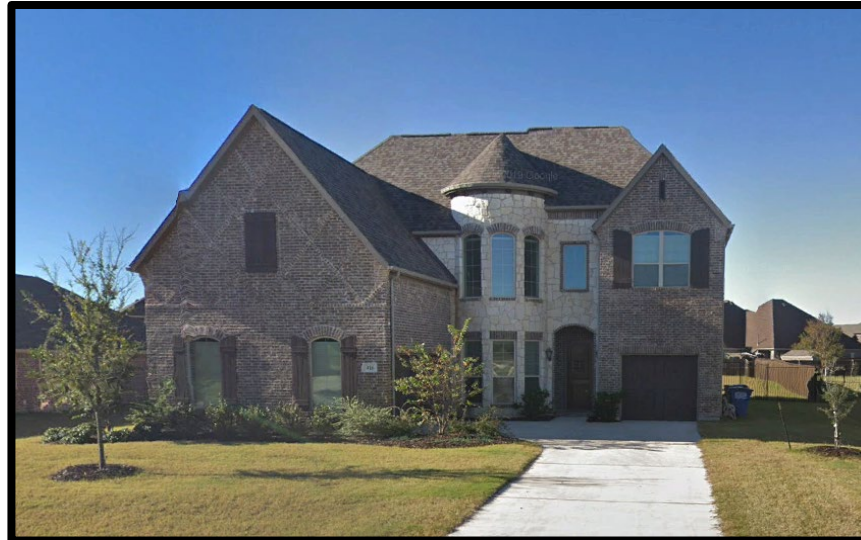
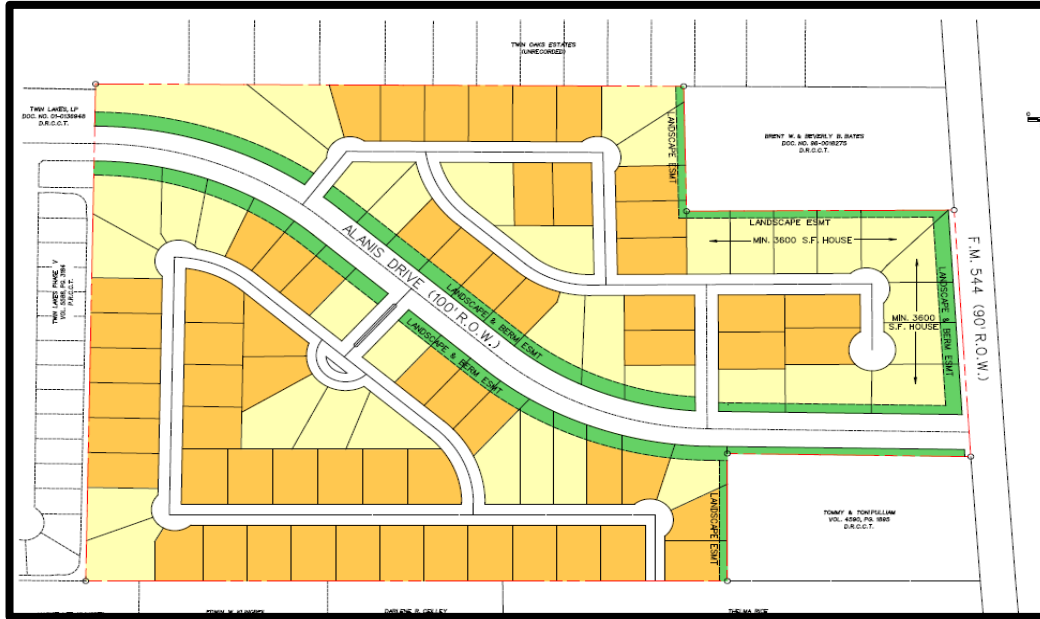
Size: +/- 87 Acres

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

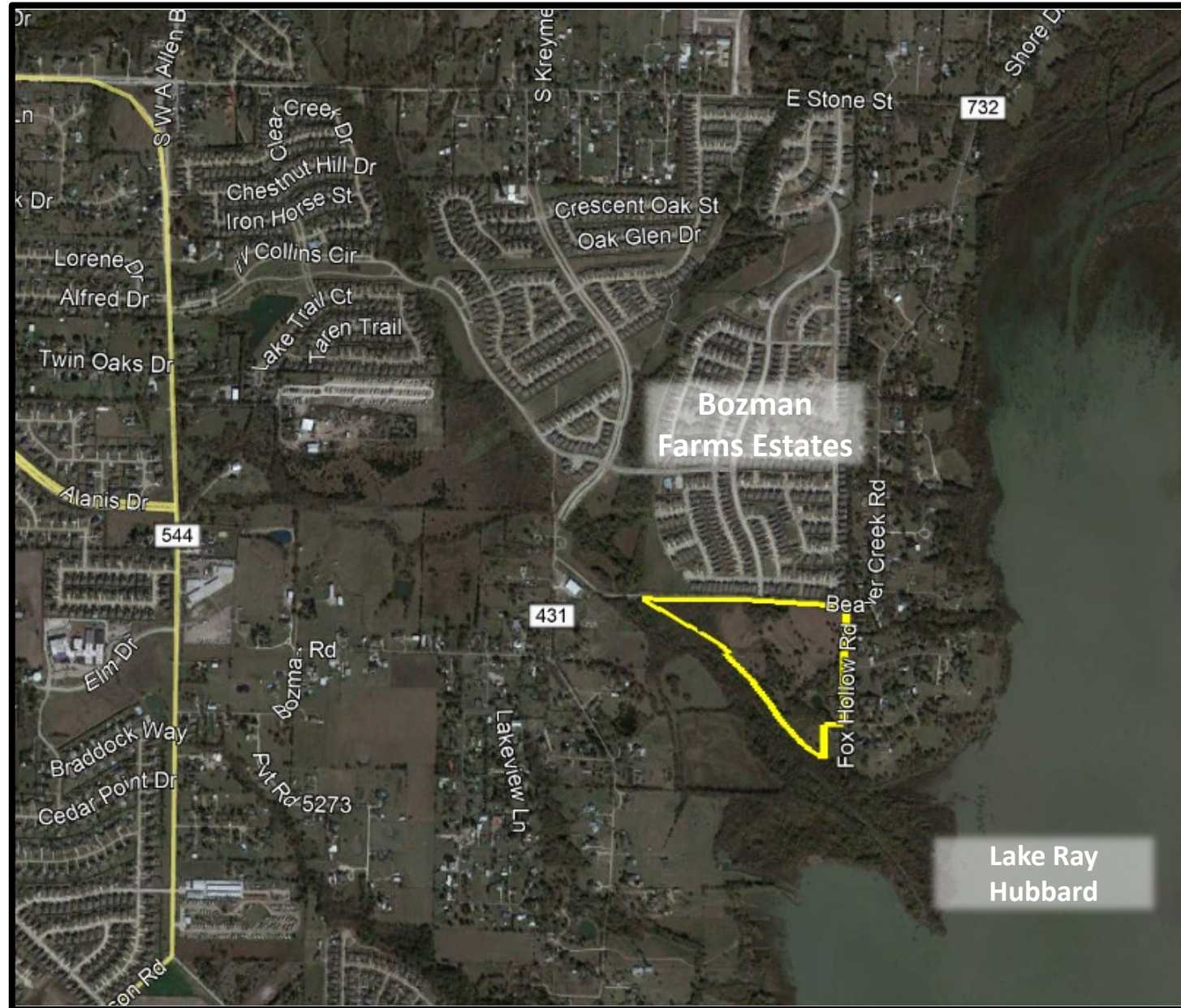
Zoning: 95 Lots
(100' x 180')

Builders: Windsor Homes
Paul Taylor Homes

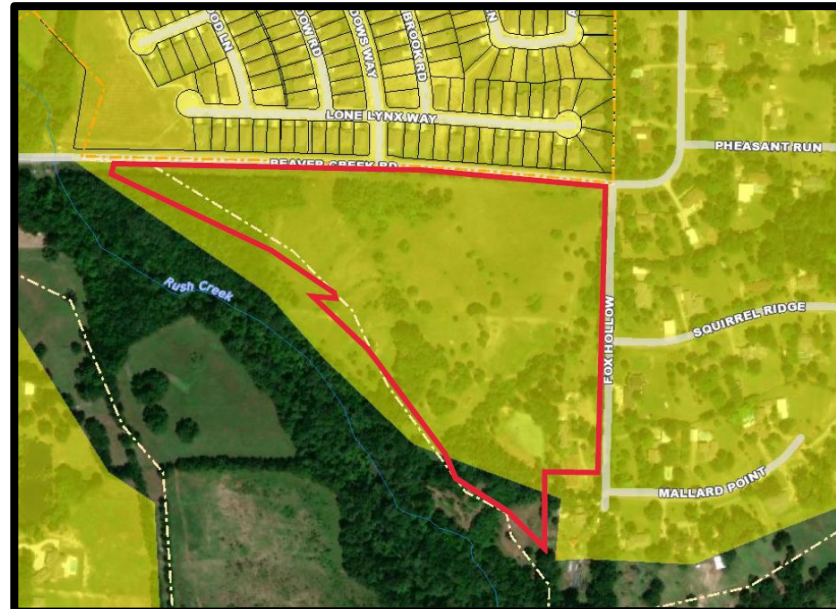
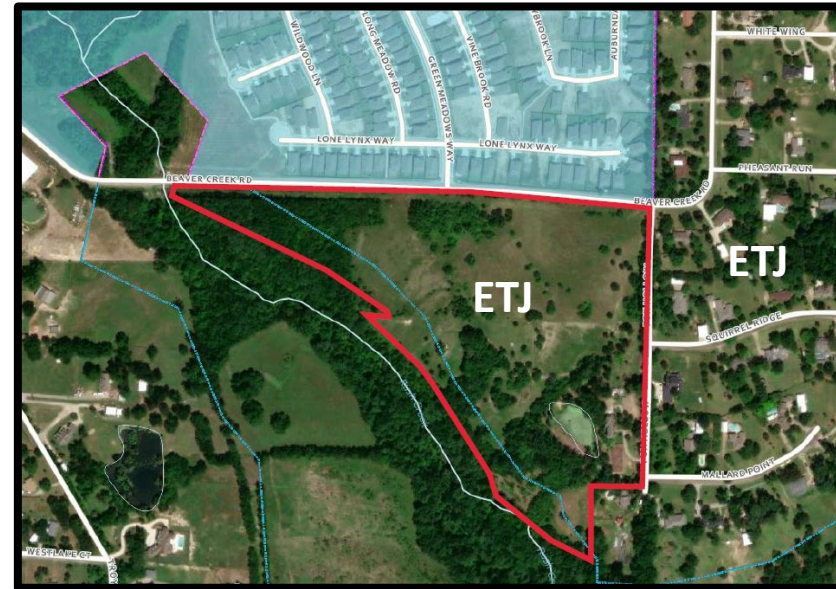
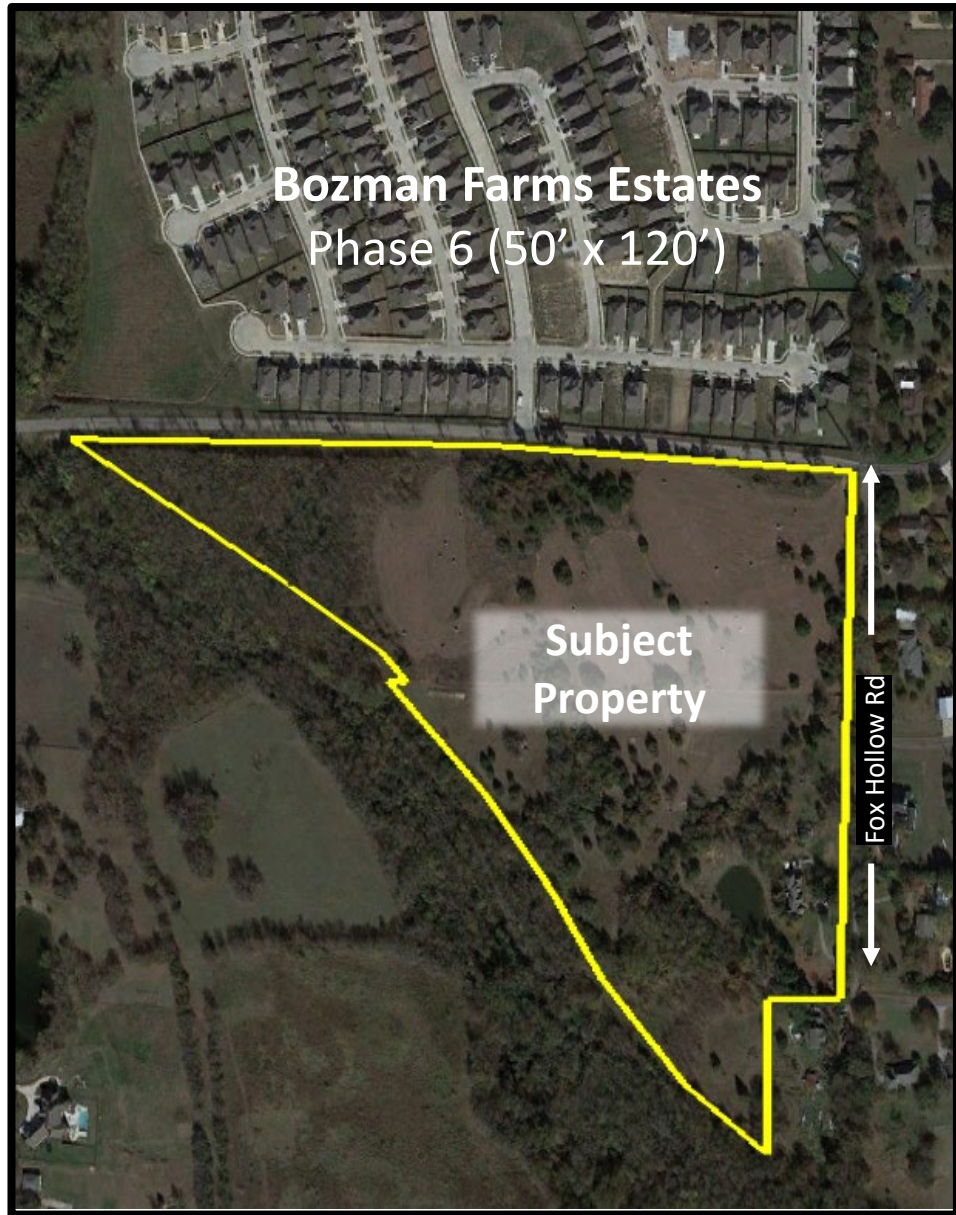
Status: Sold Out

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

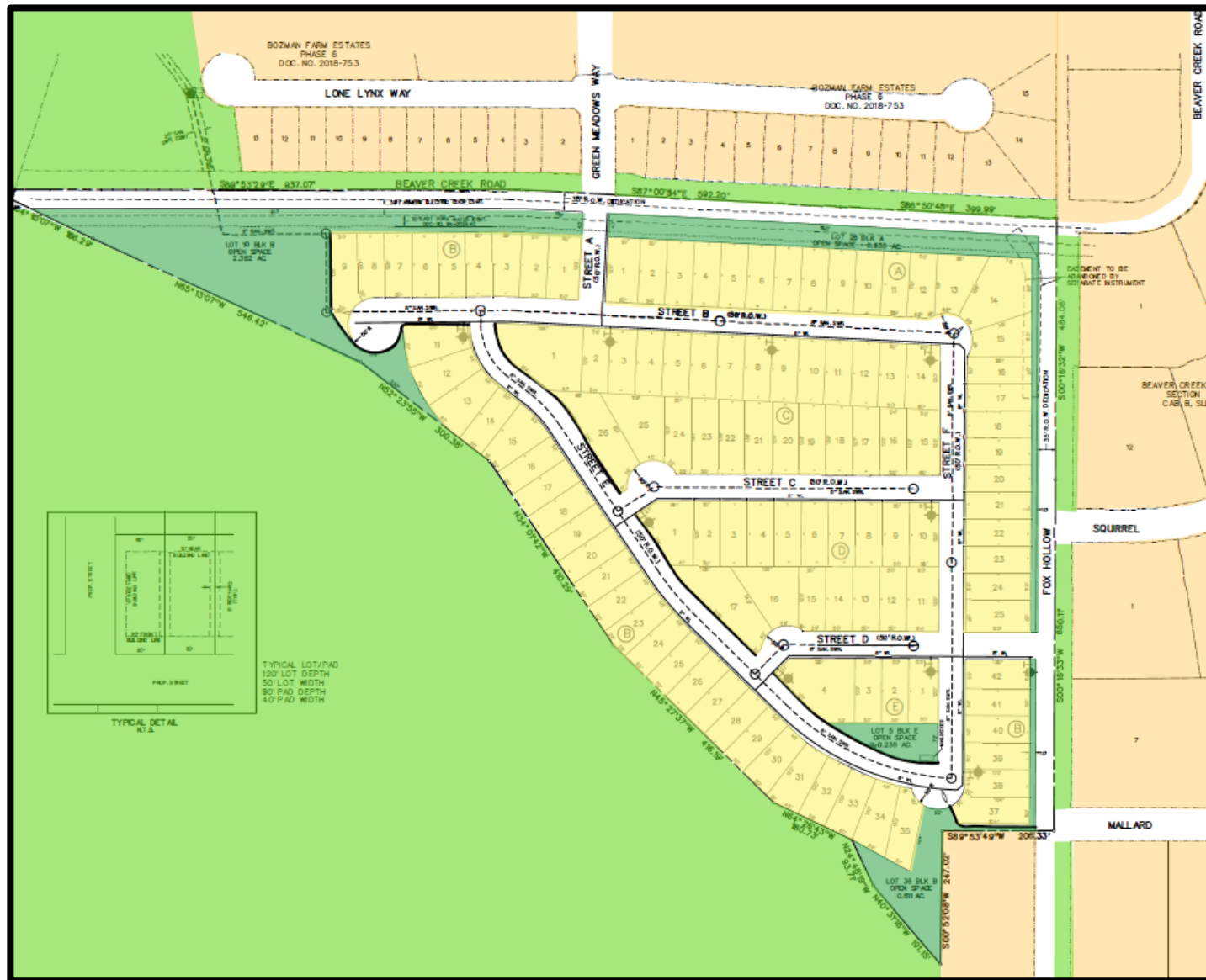
Steps to Entitlements

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



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

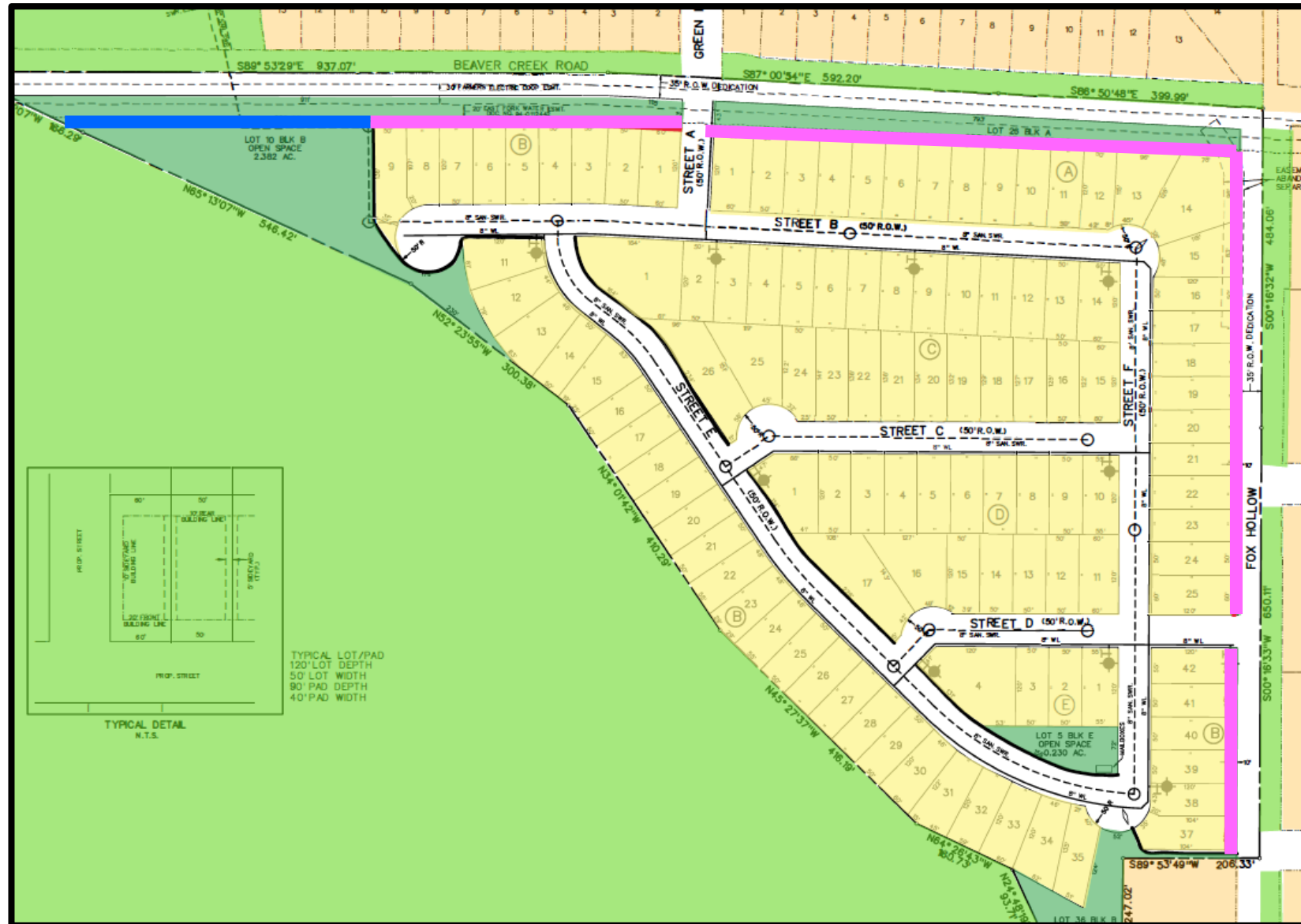
High-Quality & Environmentally Compatible



- 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

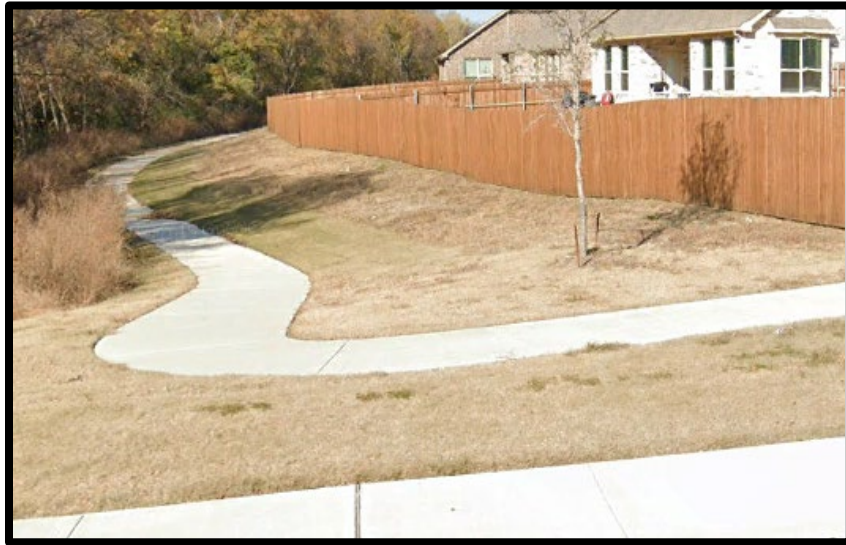
- Beaver Creek Estates screening plan is designed to match the aesthetics of the adjacent Bozman Farms Estates.

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

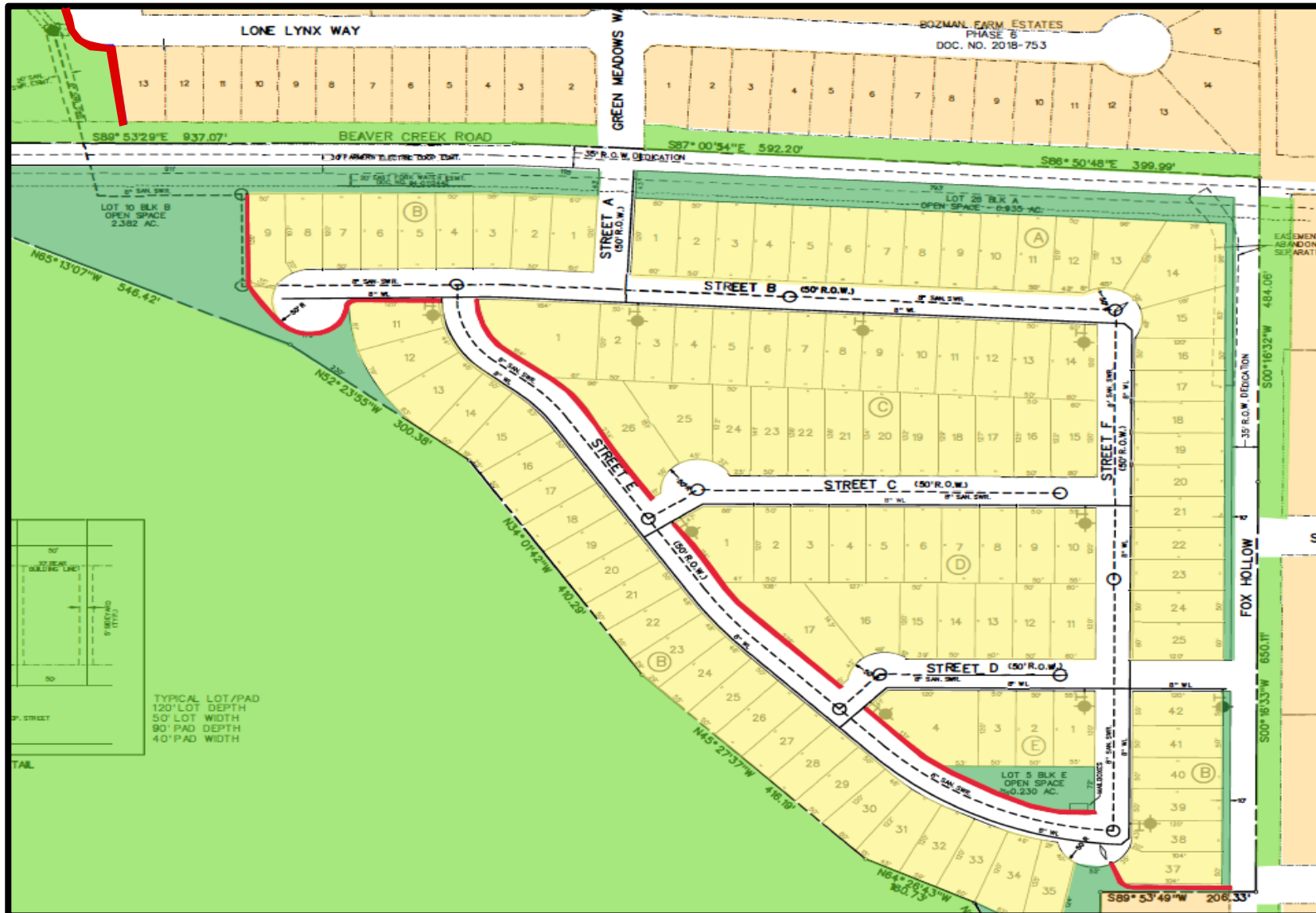
Decorative metal fencing



Bozman Farms Estates – Existing Hike & Bike Trail



Beaver Creek Estates - Hike & Bike Trail



- 6' hike & bike trail through Beaver Creek Estates
- This will be a continuation of the trail throughout the adjacent Bozman Farms Estates and will exit on Fox Hollow Rd to the east.



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)

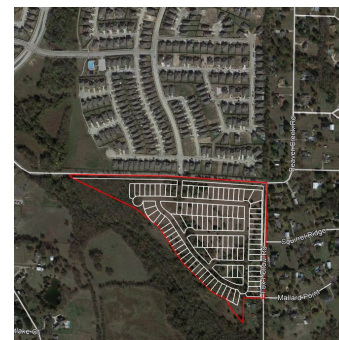
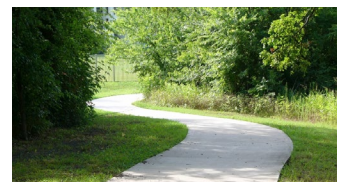
= \$293,520 annual tax revenue at build out

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



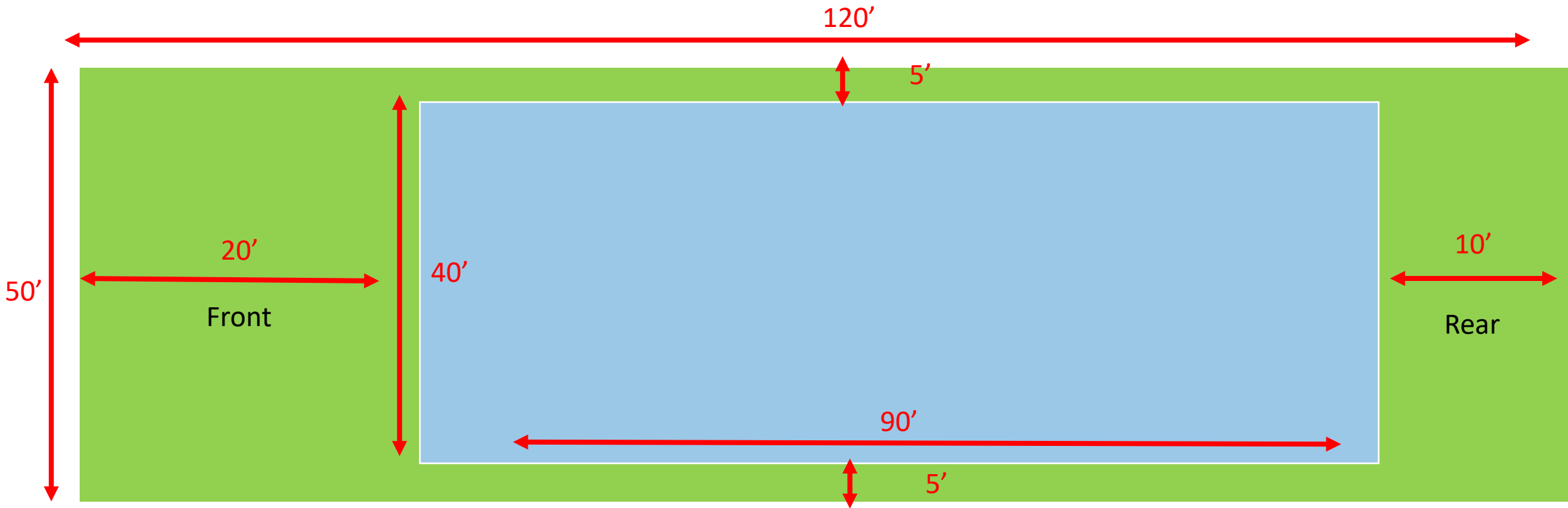
**Beaver Creek
Estates
Projected
Home Price**

\$360k - \$420k+

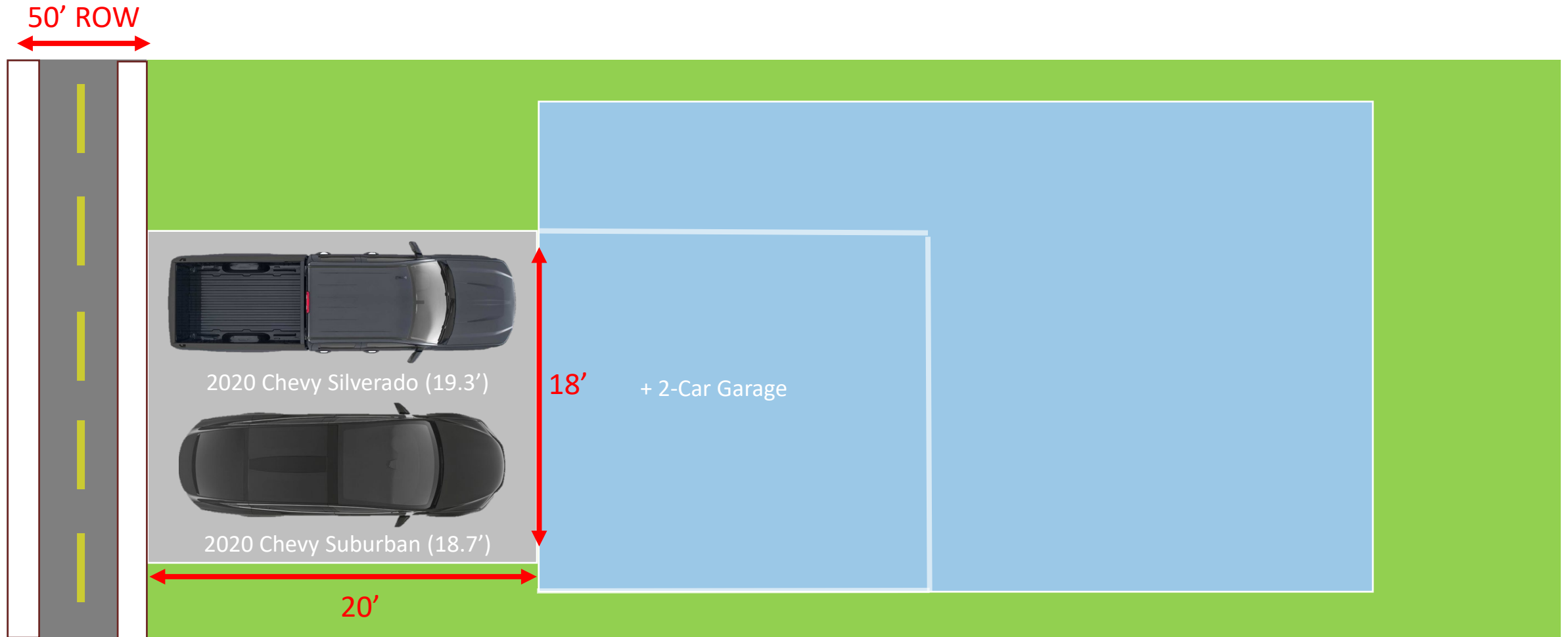
**Bozman Farms
Current Home
Price**

\$350k - \$460k

50' Lot Typical Dimensions



Typical Driveway Dimensions



Example of Cementitious Fiber Board

