



DHI COMMUNITIES WYLIE MIXED USE



SITE:

22 ACRES LOCATED SOUTH OF STATE HIGHWAY 78 ,BETWEEN ANSON PARKWAY AND WYLIE EAST DRIVE.

CURRENTLY ZONED CC: COMMERCIAL CORRIDOR

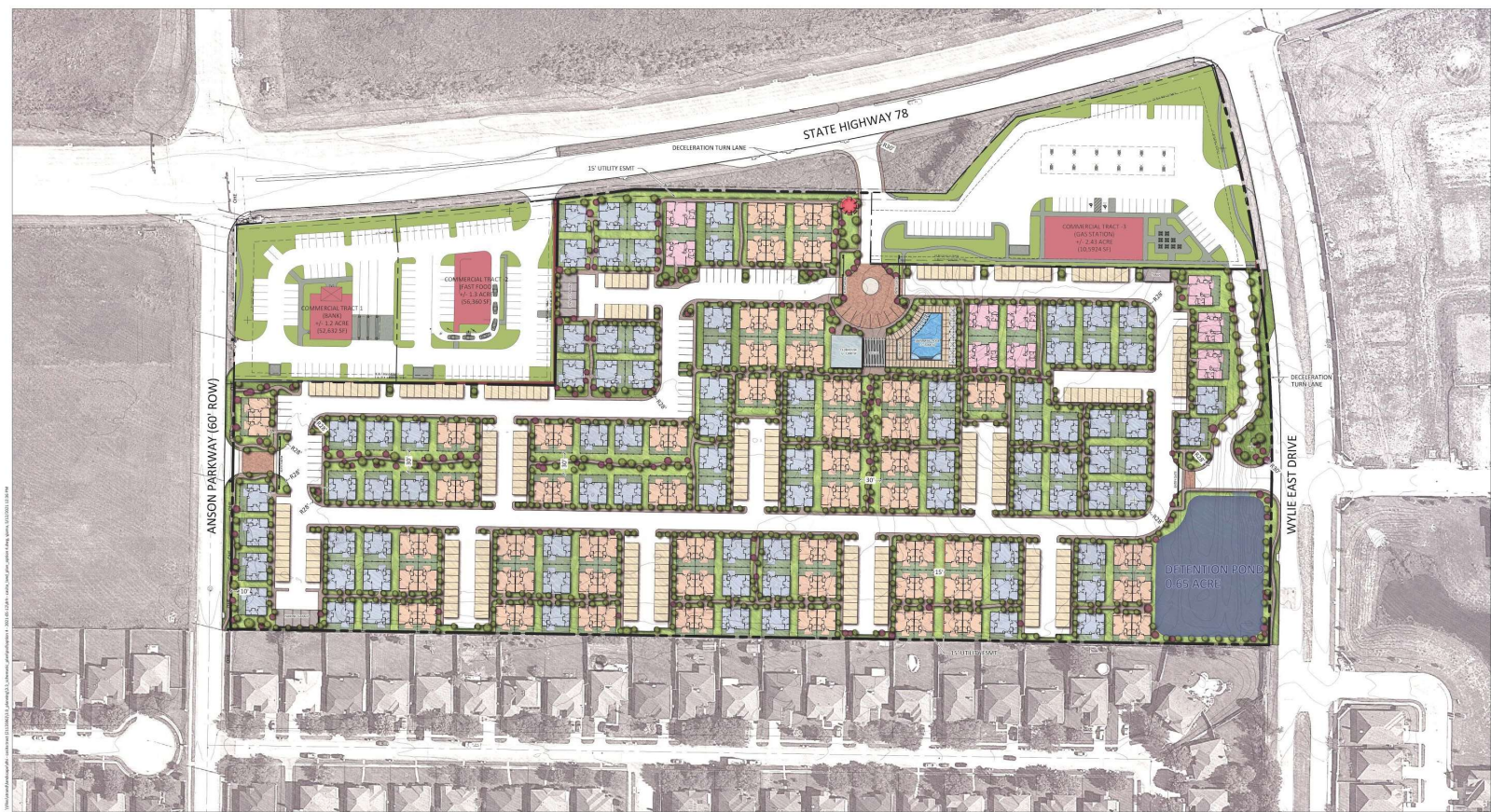
PROPOSED ZONING: PD PLANNED DEVELOPMENT

2012 CITY OF WYLIE COMPREHENSIVE LAND USE PLAN: GENERAL URBAN SECTOR

THE SITE IS BORDERED ON THE SOUTH AND EAST BY SINGLE FAMILY AND WYLIE EAST HIGH SCHOOL WITHIN WALKING DISTANCE



Proposed Site Plan



prepared for

D-R-HORTON

America's Builder

PLANNING • LANDSCAPE ARCHITECTURE

STRAND

STRAND is a subsidiary of the D-R-HORTON company. The company is a leading national homebuilder and is currently constructing a large number of new homes in the Dallas-Fort Worth area. The company is also a leading national homebuilder and is currently constructing a large number of new homes in the Dallas-Fort Worth area.

10000 TECHNOLOGY BLVD WEST | DALLAS TEXAS 75220 | 972.620.8004

5/12/2021

± 22 ACRES OF LAND
CASITA TRACT
SCHEMATIC PLAN
OPTION - 4

PRELIMINARY UNITS COUNT TABLE				
RESIDENTIAL TYPE	BUILDING	UNITS	PERCENTAGE	BEDROOM
DUPLEX	49	98	51.3%	98
2 BEDROOM	84	84	44.0%	168
3 BEDROOM	9	9	4.7%	27
TOTAL	135	191	100.0%	293
RESIDENTIAL NET ACRES	±/- 17 ACRE			
DENSITY (DU/AC)	11.24			

PRELIMINARY PARKING SPACE TABLE		
TYPE	SPACE	PERCENTAGE
OPEN PARKING	99	27.7%
COVERED PARKING	248	69.5%
GARAGE PARKING	10	2.8%
TOTAL	357	100.0%
PARKING PER D.U.	1.87	
PARKING PER BEDROOM	1.22	

REASONS FOR RE-ZONING

1- The 2012 City of Wylie Comprehensive Land Use Plan has this parcel shown as “General Urban Sector” which “primarily supports the retail, service, office, light production and research and development uses. Some high-density residential development may occur with the Urban Zone”.

Our proposed plan is the best use for this site. We have shown retail along SH 78 to an appropriate depth and have included for rent single family units behind. These units will provide Class A alternate housing for the residents of Wylie.

2- The 2012 City of Wylie Comprehensive Land Use Plan states that “the major corridor of SH 78 [is] reflecting the pressure for a quick commercial development and redevelopment.”

We believe that maintaining retail along SH 78 is vital for the development of the major corridor, will serve the residents well, and will further strengthen the desire and design associated with the Comprehensive Land Use Plan.

3- This development will provide an opportunity for more people to live in walkable and bikeable neighborhoods as it is near both Wylie East High School and Eureka Park.

Retail along SH 78- Concept Rendering



Previous DHI Commercial Retail



Previous DHI Commercial Retail



Conceptual elevations for retail along SH 78.

The southwest corner of Hwy 78 and Wylie East Blvd will contain a combination of a convenience store with inline retail and a restaurant.

Single Family Rental- Concept Rendering



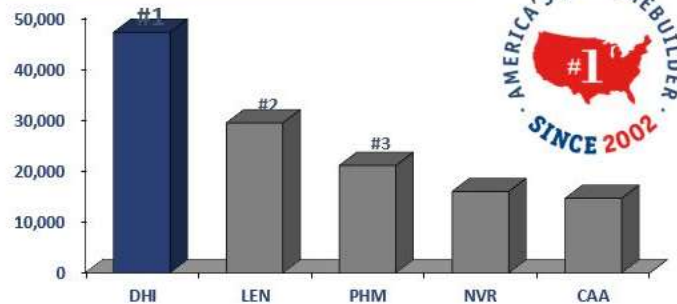
One bedroom- 750 sf
Two bedroom- 1,000 sf
Three bedroom- 1,300 sf



Conceptual elevations for single family for rent product. There would be 133 total units that consist of one, two, and three bedroom options.

WE ARE AMERICA'S BUILDER | DR HORTON

DR HORTON | 40 YEARS OF EXCELLENCE

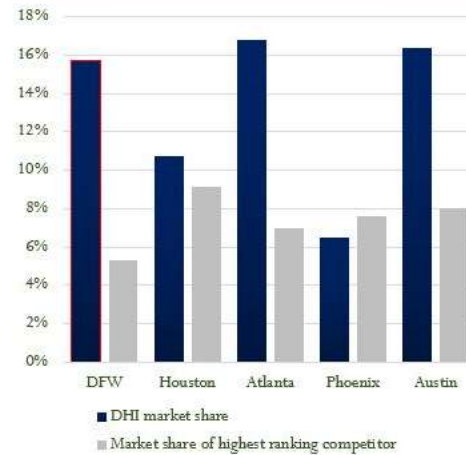


TTM closings for the period ended 12/31/17 for DHI, PHM, NVR and CAA and the period ended 11/30/17 for LEN

It's one of the greatest opportunities we have as Americans. It's that special place where our memories are made - the place we call home. Since 1978, we've been delivering the American dream. We believe in a vision of home for everyone, a home for every stage in life.

Our foundation is a single, guiding principle: a value-first dedication to the individual needs of each and every one of our nation's home buyers and renters.

TOP 5 MARKETS | DR HORTON



* Source: Builder magazine - 2017 Local Leaders issue, rankings based on homes closed in calendar 2016

APARTMENT LIVING

DHI COMMUNITIES
a D.R. Horton Company

19 markets | 10 states
6 regions | Started 2015

* Measured by sold, active or acquired land

ENTRY LEVEL

Express HOMES

58 markets | 21 states
ASP \$233k

FIRST TIME / MOVE UP

D.R. HORTON
America's #1 Homebuilder

79 markets | 26 states
ASP \$318k

LUXURY

EMERALD HOMES

39 markets | 16 states
ASP \$610k

ACTIVE ADULT

FREEDOM LIVING

22 markets | 12 states
ASP \$262k

7/7/2021

DHI COMMUNITIES | A DR Horton Company
1341 Horton Circle, Arlington, TX 76011



RELATIONSHIPS

With over 40 years in the Construction and Home Building Industry, DR Horton has established and maintained relationships across the Nation.

Those relationships have carried over to DHI Communities since it was founded in 2015. We have continued to expand with geographic diversity and knowledge. Our access to vendors on a National footprint has allowed us to provide each community with superior products and materials. We are proud to provide Class A garden-style apartment projects in markets across the country.

