



# KF Homes Work Session

January 11, 2022

# Why we are here today

- We are in the process of buying the property
- Offer accepted by the owner
- We are at the Due Diligence stage:
  1. Including the land in to the City of Wylie CCN
  2. Acquiring the right zoning for the proposed development



# Property

- ▶ Location: 2300 County Line Road, Wyllie TX 75098
- ▶ Current Zoning: No Zoning (Wyllie ETJ and small portion is out of the ETJ limit)
- ▶ Flood Risk: Out of flood zone as per FEMA
- ▶ Size: 15.3 Acer
- ▶ Power line easement crossing at the South East corner of the property



# Participant Parties

- ▶ Owner: Privet Investor Planning to work with a local developer
- ▶ Land Planning and Layout: Henok Abebe
- ▶ Civil Design will be done by Kimley-Horn
- ▶ Home Builder not known yet.
- ▶ Geo Proposal: Alpha Testing
- ▶ Quality Control and Testing: GTS Consulting



[illegible]



99 Duplex Homes / Twin Homes  
with 2 Car Garage.

Only Two Homes on one Pad

As per the City of Wylie requirements

- ▶ Minimum Lot size for one unit:
  - ▶ Width: 35'
  - ▶ Depth: 100'
- ▶ Minimum Lot size for both units together:
  - ▶ Width 70'
  - ▶ Depth: 100'
- ▶ Exterior building material
  - ▶ Brick and Stone veneer
  - ▶ Fiber Cement
- ▶ Roof Material
  - ▶ Asphalt Shingles











# Thank You

Henok Abebe

01/11/2022

