

MONROE FARMS

Planning & Zoning

October 4, 2022





Subject Property



Subject Property Location



Subject Property



Parker Road

Country Club Road



History Of The Monroe Family Farm



1950's

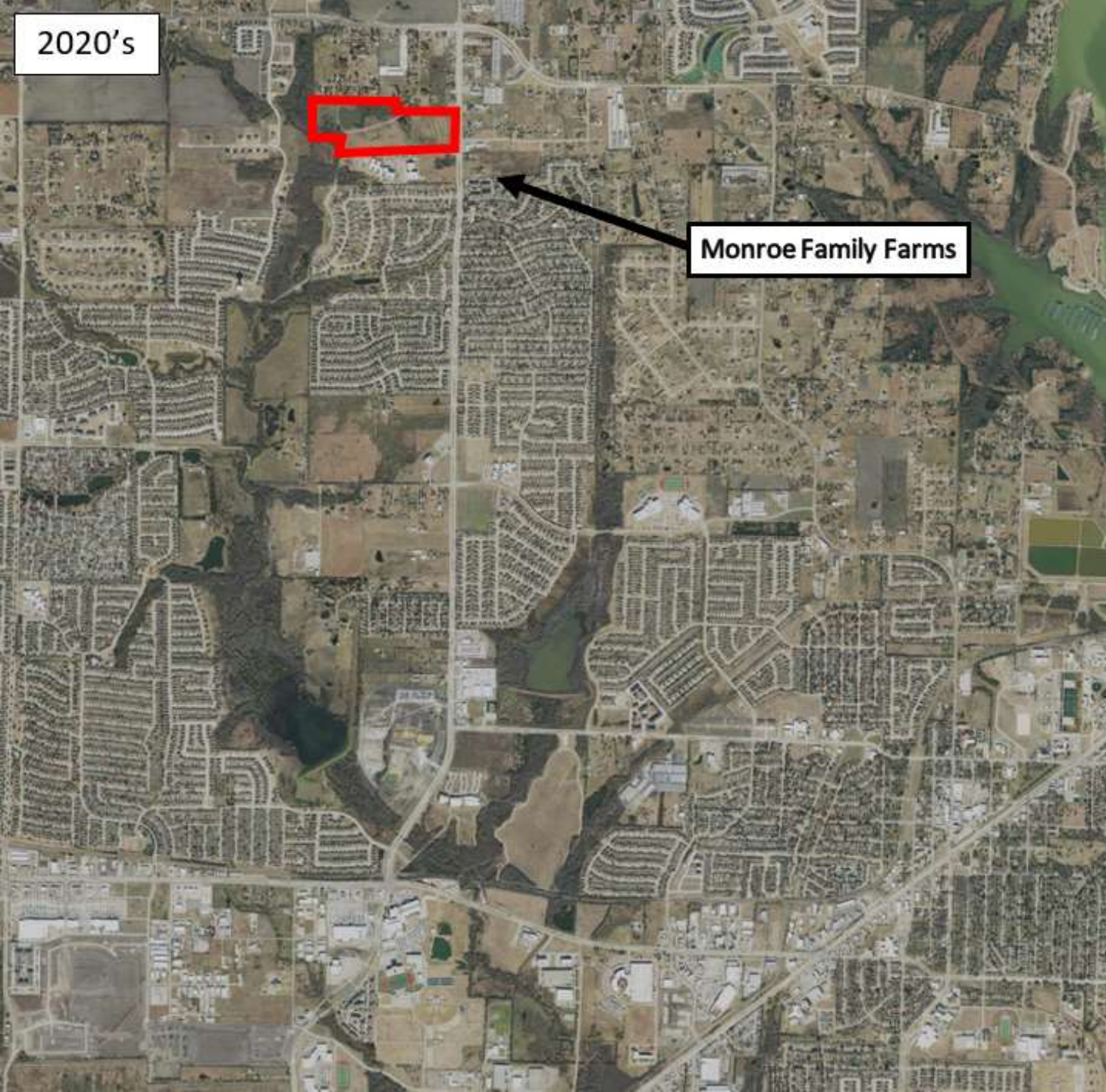


Monroe Family Farms

City Of Wylie

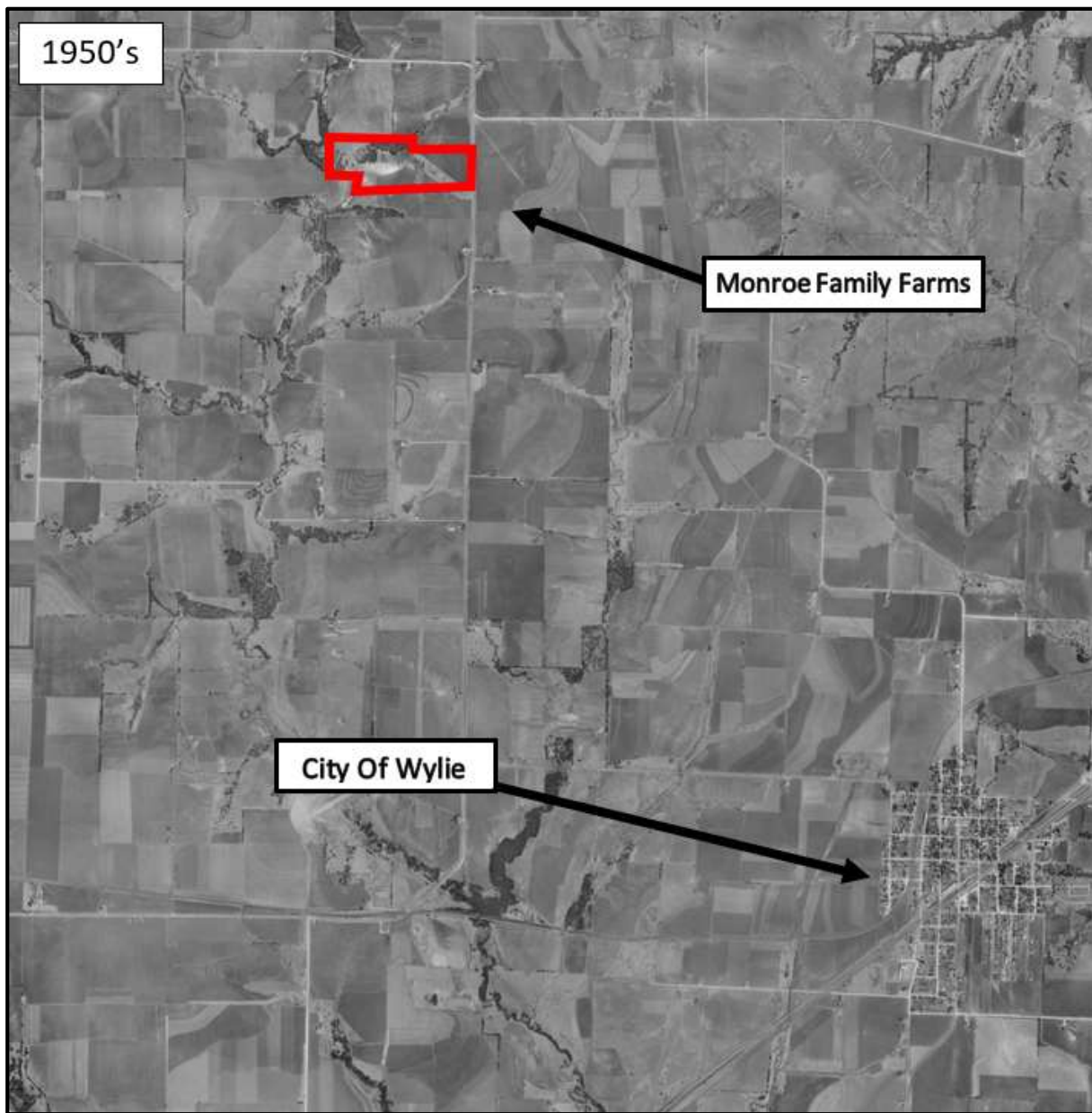
- The Monroe's father purchased the property on a G.I. Bill after WWII in the 1950's
- 1950's Wylie, TX Population – Approximately 1,295

2020's



Monroe Family Farms

- The property has been in the Monroe's family for over 70 years
- Current Wylie, TX Population – Approximately 59,259

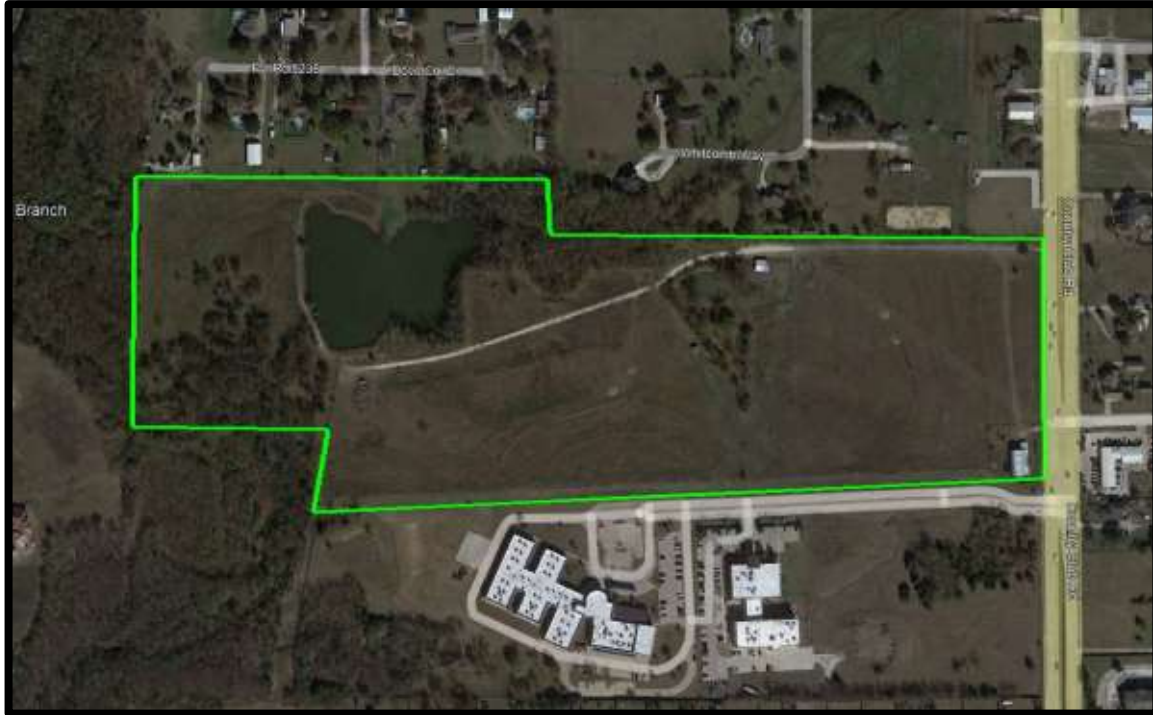




Zoning History



Previous Zoning History



- **2019 – Under Contract to Multi-Family Developer**
 - Multi-Family Development with Parkland Dedication
 - Approved by Parks Board & Planning and Zoning Commission
 - Denied by City Council
- **2020 – Under Contract to For-Rent Townhome Developer**
 - For-Rent Townhome Development with Parkland Dedication
 - Approved by Parks Board & Planning and Zoning Commission
 - Denied by City Council

Current Zoning History



■ 2021 to Present –

- Single-Family Development with Parkland Dedication
- Approved by Parks & Recreation Board at 2 Meetings
- Attended a P&Z Work session
- Attended a City Council Work Session
- Revised Development Plan Based on P&Z and City Council's Feedback
 - ☑ Increased Lot Size
 - ☑ Reduced Lot Count by 33 Lots
 - ☑ Shifted County Club Rd Entrance North
 - ☑ Increased Commercial Frontage & Shifted South
- Approved by P&Z Commission
- Denied by City Council




Zoning Plan Approved by P&Z

Monroe Farms – Plan Approved by P&Z

- **Number of Units:** 113 Single Family Homes
- **Typical Lot Size:**
 - 80 – 62' x 113' (7,000 sf)
 - 33 – 75' x 120' (9,000 sf)
- +/- 2.5 Acres - Future Commercial
- +/- 15.9 Acres - Park
- Approved by P&Z at the 4/5 meeting
 - With the addition of parallel parking along the park
 - Vote was unanimous 6-0



Lot Mix by Square Footage

	67 (7,000 – 8,000 SF)
	39 (8,001 – 9,000 SF)
	7 (9,001 – 10,000 SF)



Post City Council Denial – Work Session





City Council Work Session

Monroe Farms –Revised Zoning Plan

- Revised the Zoning Plan and Attended a City Council Work Session on 7/12
- **Number of Units:** 114 Single Family Homes
- **Typical Lot Size:**
 - 50' x 110' (5,500 sf)
 - 61' x 115' (7,015 sf)
 - 84' x 120' (10,080 sf)
- +/- 2.5 Acres - Future Commercial
- +/- 15.9 Acres - Park



Lot Mix by Square Footage

	19 (5,500 – 7,000 SF)
	54 (7,001 – 8,000 SF)
	11 (8,001 – 9,999 SF)
	30 (10,000 SF +)

City Council's Feedback For Their Support

Monroe Farms – City Council's Feedback For Support



Lot Mix by Square Footage

19	(5,500 – 7,000 SF)
54	(7,001 – 8,000 SF)
11	(8,001 – 9,999 SF)
30	(10,000 SF +)

☐ All 10,000 SF lots

☐ The Development should have less than 90 lots



Parks and Recreation Update



Re: Monroe Farms



Carmen Powlen <carmen.powlen@wylietexas.gov>

To Neil Stenberg

Cc John Arnold; Brent Parker; Jasen Haskins; Renae Ollie



You replied to this message on 9/2/2022 2:30 PM.

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Reply All



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Fri 9/2/2022 2:26 PM

Neil, after talking to everyone on our end, the City has decided that we will not develop parkland on the property. You can keep the land acres in Ag.

I will email you separately about what that means regarding parkland dedication fees, etc.

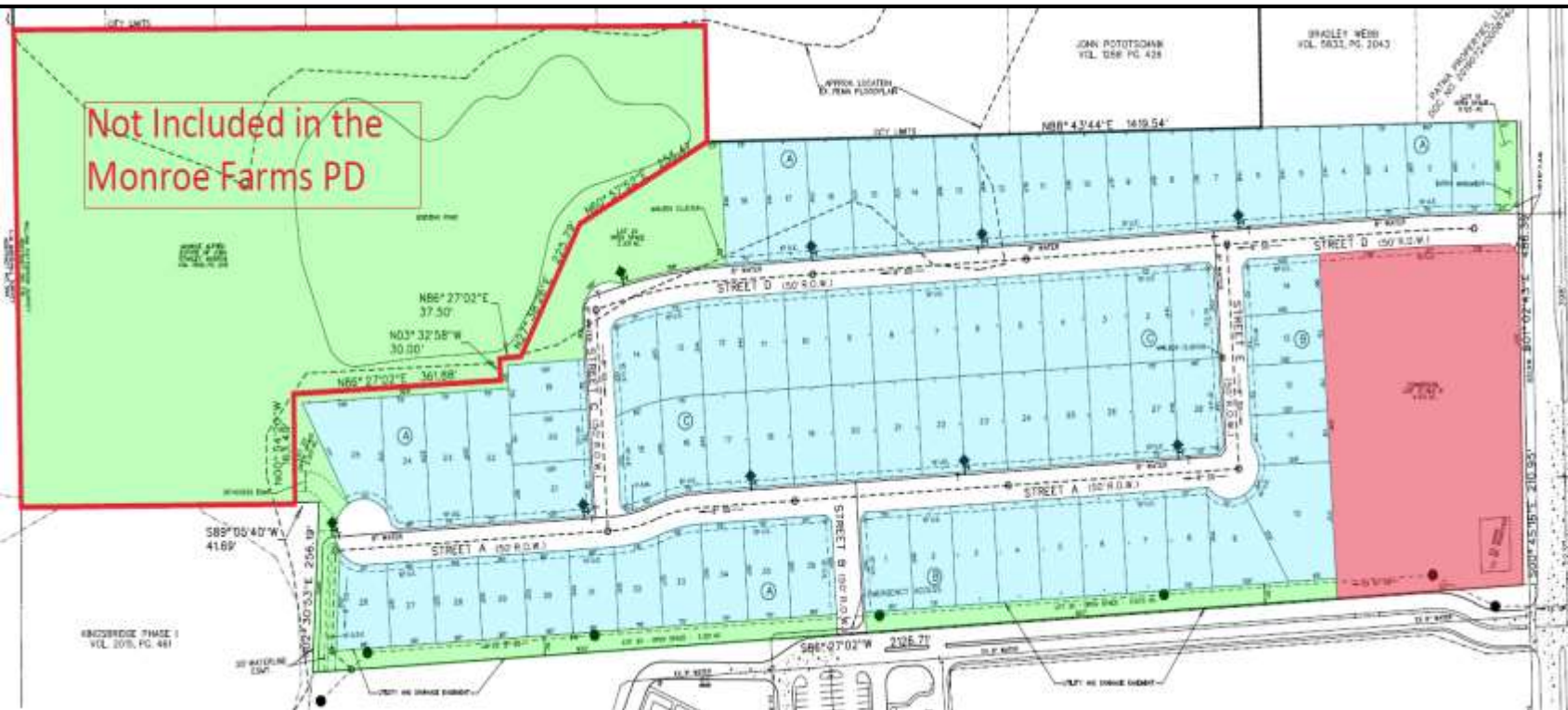
Thank you,
Carmen Powlen
Parks and Recreation Director
City of Wylie




New Zoning Plan



New Zoning Plan



Lot Mix by Square Footage

 78 (10,000 SF +)

Monroe Farms –Revised Zoning Plan

- **Number of Units:** 78 Single Family Homes
- **Typical Lot Size:**
75' x 144' (10,800 sf)
- +/- 4 Acres - Future Commercial

**68 fewer lots from the original zoning plan*

**35 fewer lots from the zoning plan approved at the 4/5 P&Z meeting*



Representative Product

Representative Product



Representative Product



Representative Product



Representative Product



Representative Product



Representative Product





END