

MONROE FARMS

City Council

April 26, 2022



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Skorburg Company Background



The Skorbουργ Company

- Local, privately owned development firm with 40 years of experience
- Over 120 development projects in more than 33 different cities around DFW metroplex
- Over 25 current projects in active development or build out
- Reputation for building high-quality, long-lasting communities
- Projects range from small, infill locations to 800-acre multi-phase master planned communities





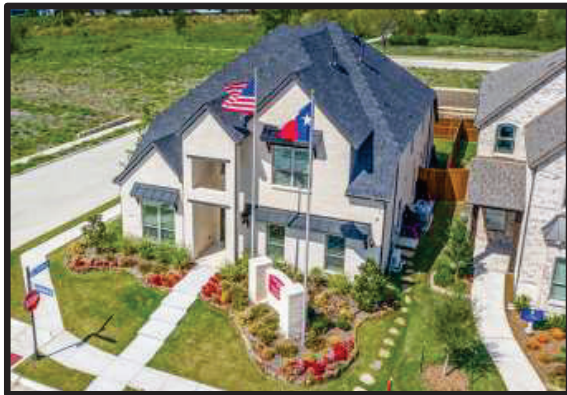
Skorburg Company Projects in Wylie



Skorburg Projects in Wylie

Birmingham Bluffs

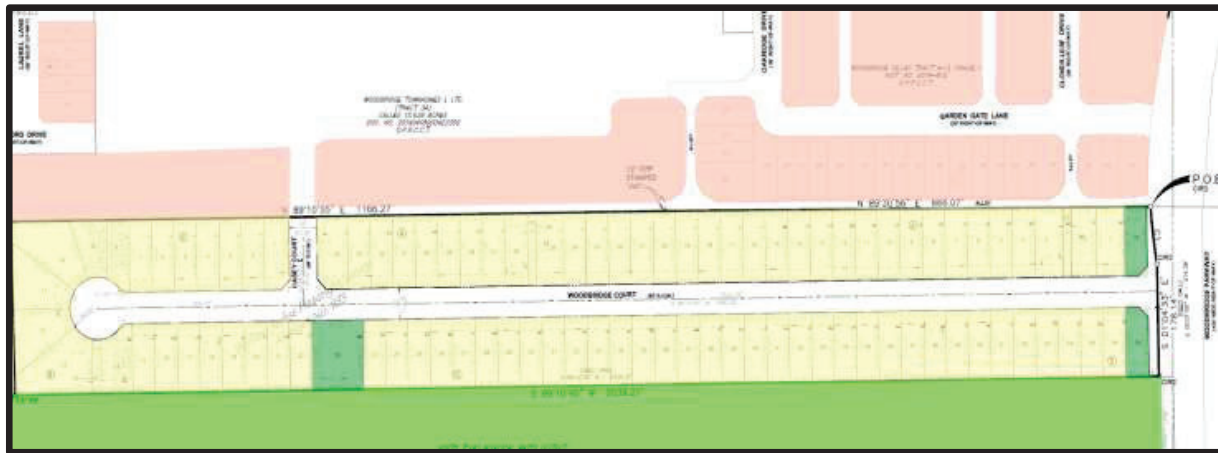
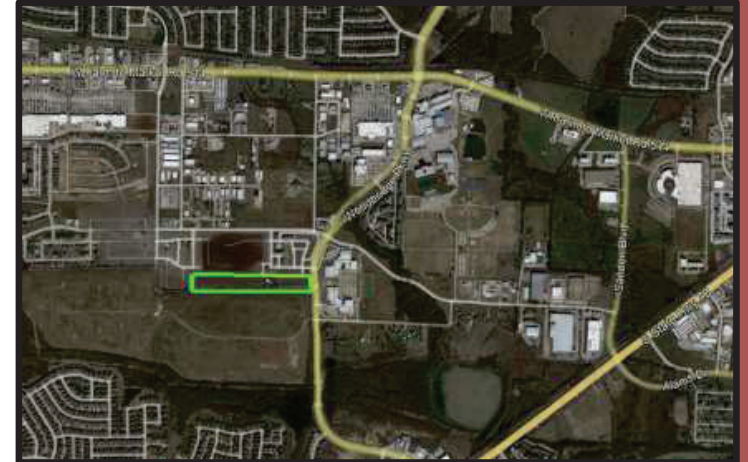
- 59 Home Single Family Development
- North Side of W. Brown St. & East of Country Club Rd.
- 5.3 Acre Park Dedication
- Similar Park Dedication Concept



Skorburg Projects in Wylie

Manors at Woodbridge

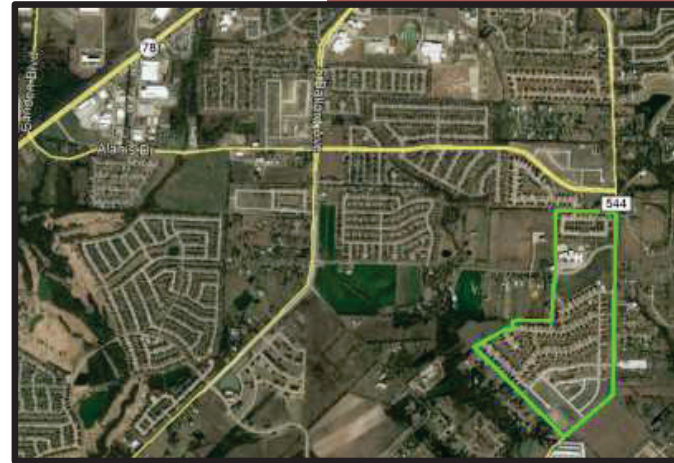
- 90 Home Single Family Development
- West of Woodbridge Pkwy & South of Hensley Ln
- Currently Under Construction



Skorburg Projects in Wylie

Braddock Place

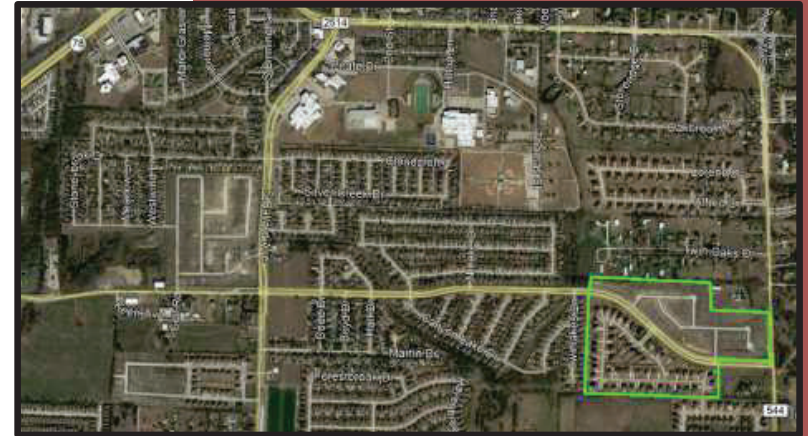
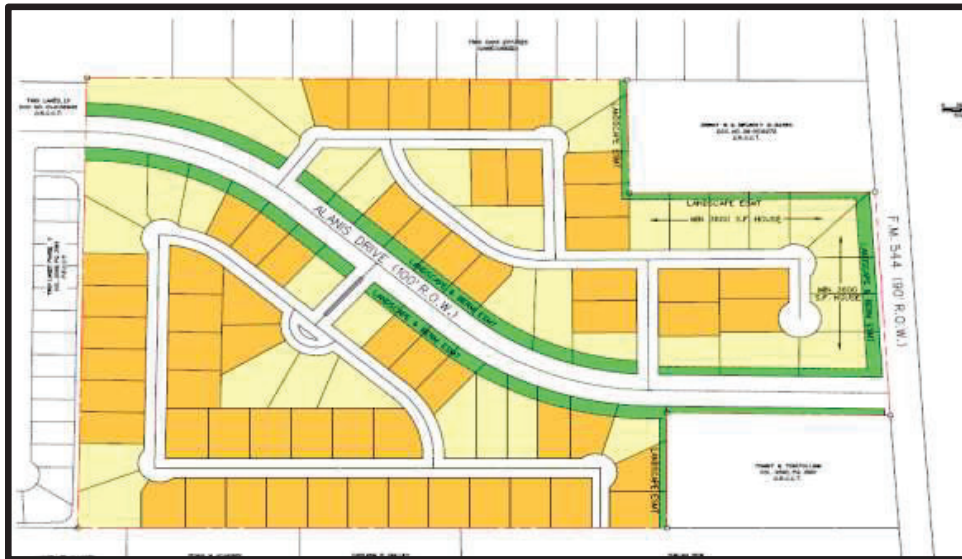
- 450 Home Master Plan
- West Side of FM 544 & South of Watkins Elementary
- Approx. 28 Acres of Park



Skorburg Projects in Wylie

Alanis Crossing

- 97 Home Single Family Development
- West of FM 544 on Alanis Dr





Subject Property

Subject Property Location



Subject Property



- **Location:** West of Country Club Rd, North of Rita Smith Elementary School & Gateway Community Church
- **Size:** +/- 47.30 Gross Acres
- **Current Zoning:** AG/30



Work Session Recap

Work Session Recap

Work Session Recap

- Attended the 1/25 City Council Work Session & 2/15 P&Z Meeting

Topics:

- Proposed Zoning plan
- Park Dedication
 - Monroe Lake Solution
 - Parks and P&Z Approved Removal
 - Park Improvements
 - Parks Board Approval
- Water Service & CCN Exchange
- Secondary Access





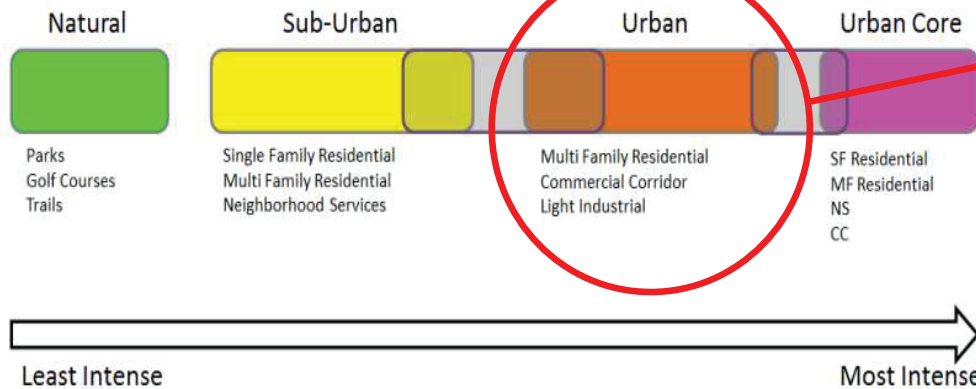
Future Land Use

Future Land Use



Figure 3.3

City of Wylie Comprehensive Land Use Plan





Original Proposed Zoning Plan

Original Proposed Zoning Plan

Monroe Farms – Original Proposed PD Zoning

- Presented at the 1/25 City Council Work Session & 2/15 P&Z meeting
- **Number of Units:** 146 Single Family Homes
- **Lot Size:** 50' x 110' (5,500 sf)
- +/- 2.09 Acres - Future Commercial
- +/- 16.9 Acres - Park



City Council's & P&Z Commission's Concerns



City Council's Concerns

City Council's Concerns

- ☐ Location of the Country Club Rd entrance too close to the School's entrance.
- ☐ Additional Commercial frontage along Country Club Rd.
- ☐ Lot Size. Would like to see bigger lots.

P&Z Commission's Concerns

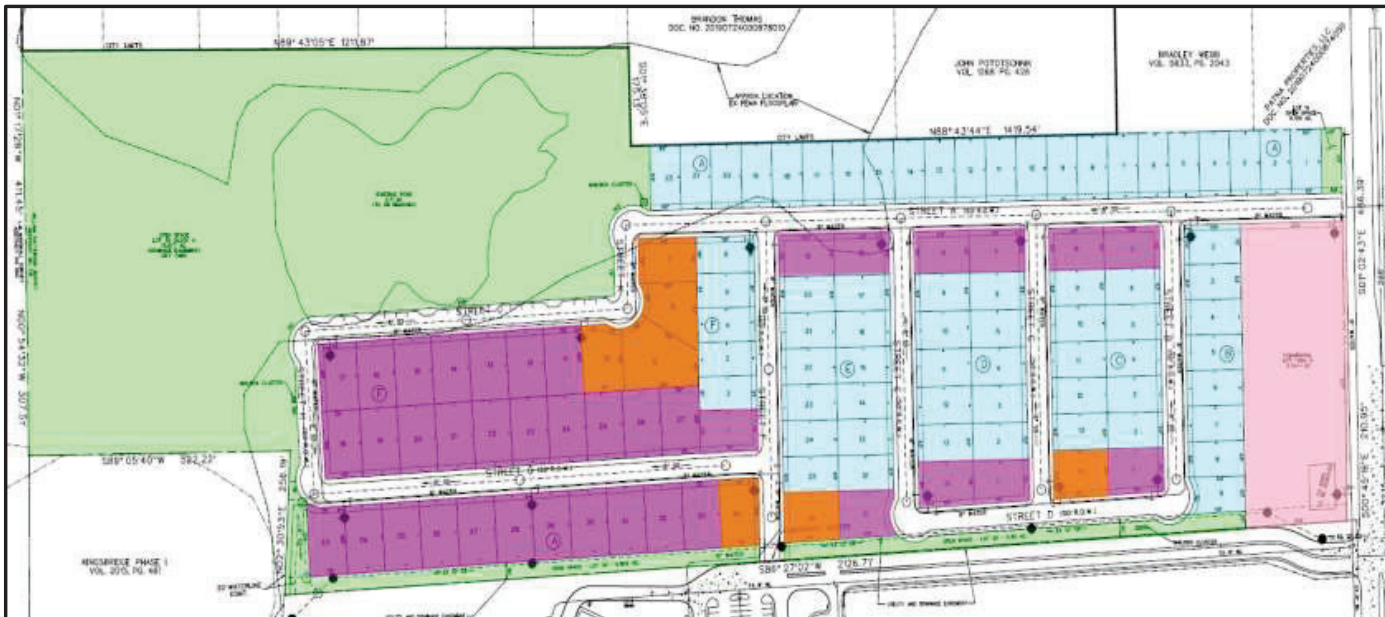
P&Z Commission's Concerns

- ☐ Location of the Country Club Rd entrance too close to the School's entrance.
- ☐ Would like to see more 60' lots within the development.



New Proposed Zoning Plan

New Proposed Zoning Plan



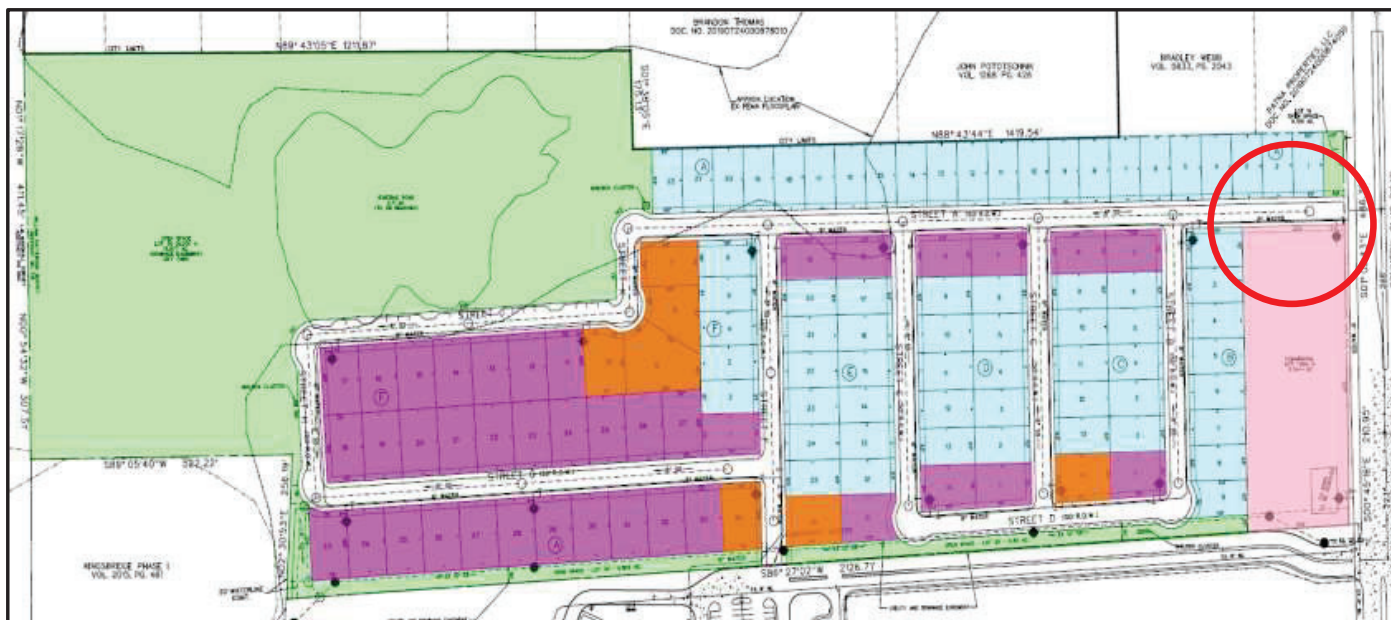
Lot Mix by Square Footage

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

Monroe Farms – New Proposed PD Zoning

- **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

New Proposed Zoning Plan



City Council's & P&Z Commission's Concerns Addressed

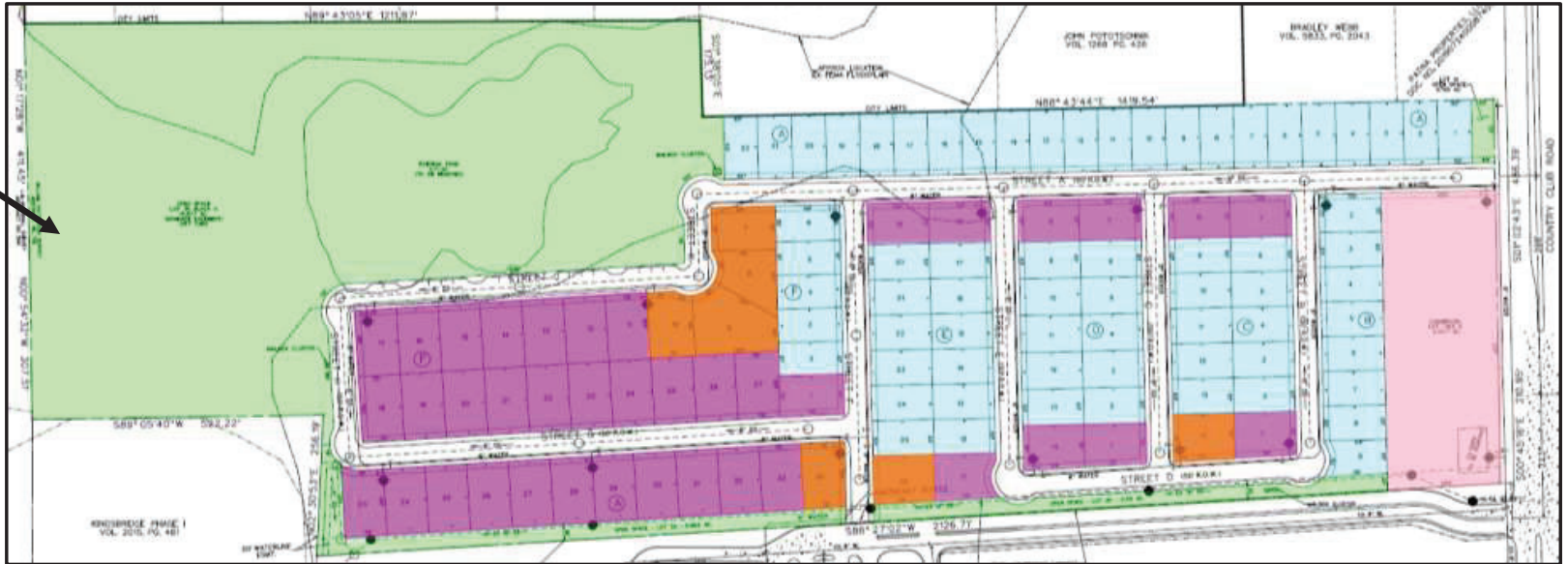
- ✓ Moved the Country Club Rd entrance north and shifted the commercial south.
- ✓ Provided additional commercial frontage along Country Club Rd.
- ✓ Increased lot size from all 50' lots to a mix of 62' & 75' lots.
- ✓ Reduced the lot count by 33 Lots.

NEW PLAN

113 Lots

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

Increased Commercial
+/- 2.5 ac

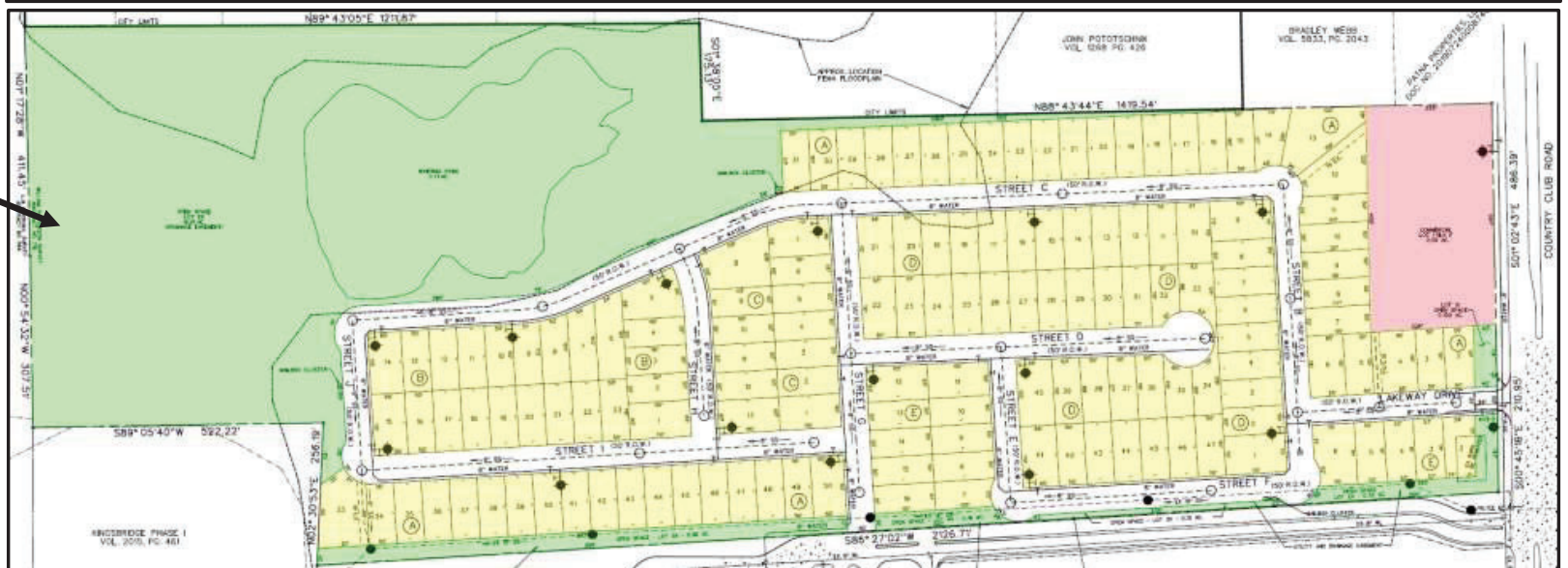


VS

OLD PLAN

146 Lots
(5,500 SF)

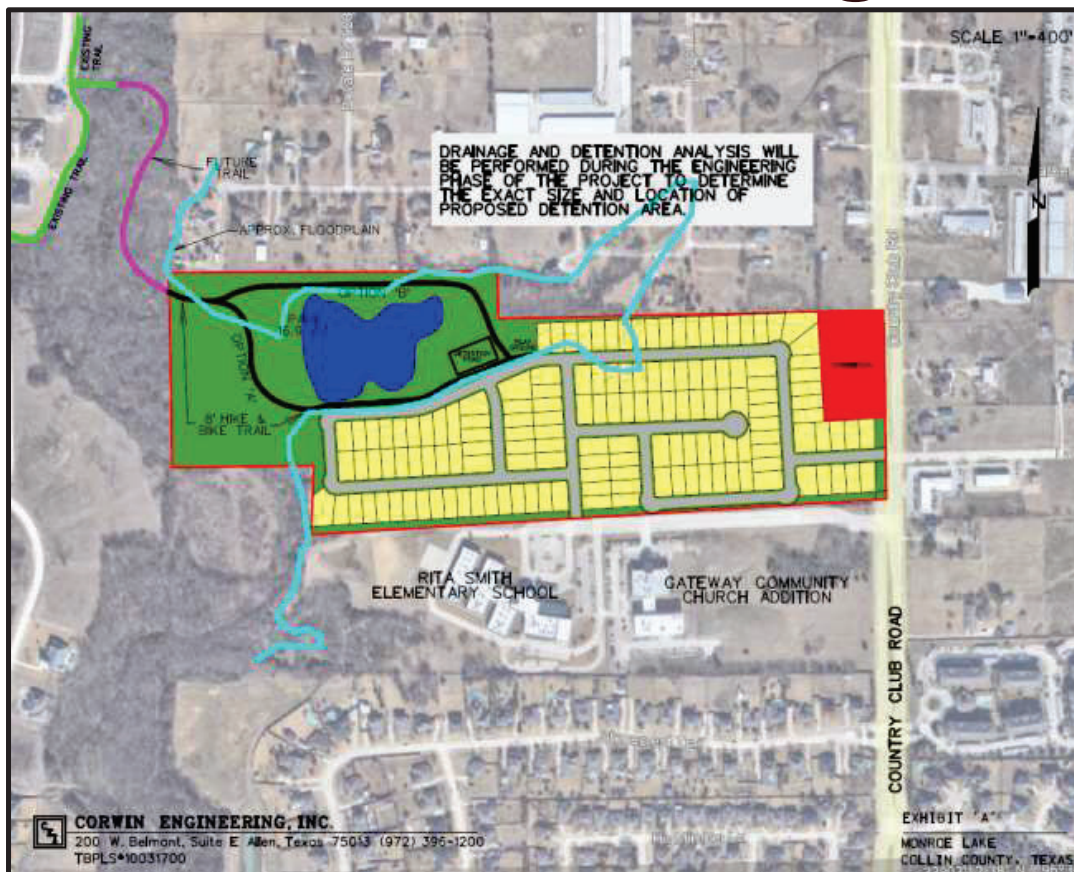
Commercial
+/- 2 ac





Park Dedication

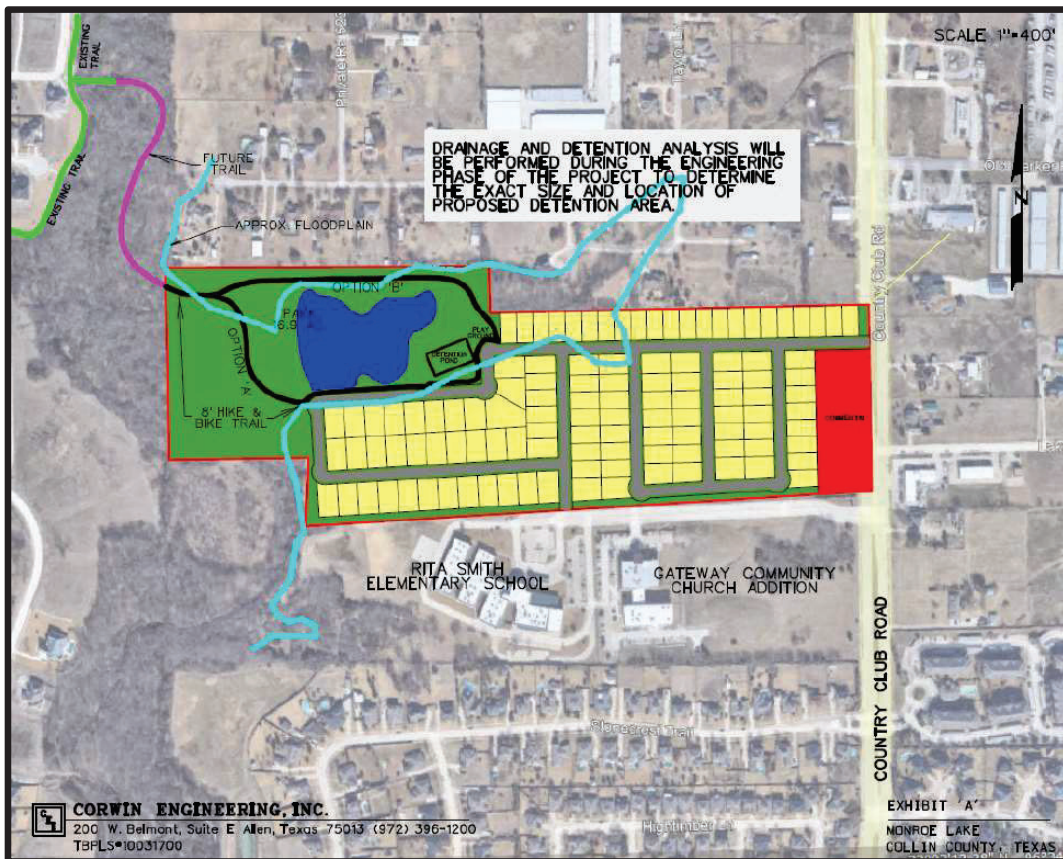
Parks & Recreation Board Meeting



Monroe Farms – Parks & Recreation Board Meeting

- Obtained Parks & Recreation Board Approval on December 13, 2021 for approximately 16.9 acres of Land and an estimated \$400,000 of improvements
- Vote was unanimous 7-0
- Discussion Points Approved at Meeting:
 - Improvements and Value of Improvements
 - Land Dedication
 - Removal of Monroe Lake
- Re-presented updated layout to Parks Board on 4/13

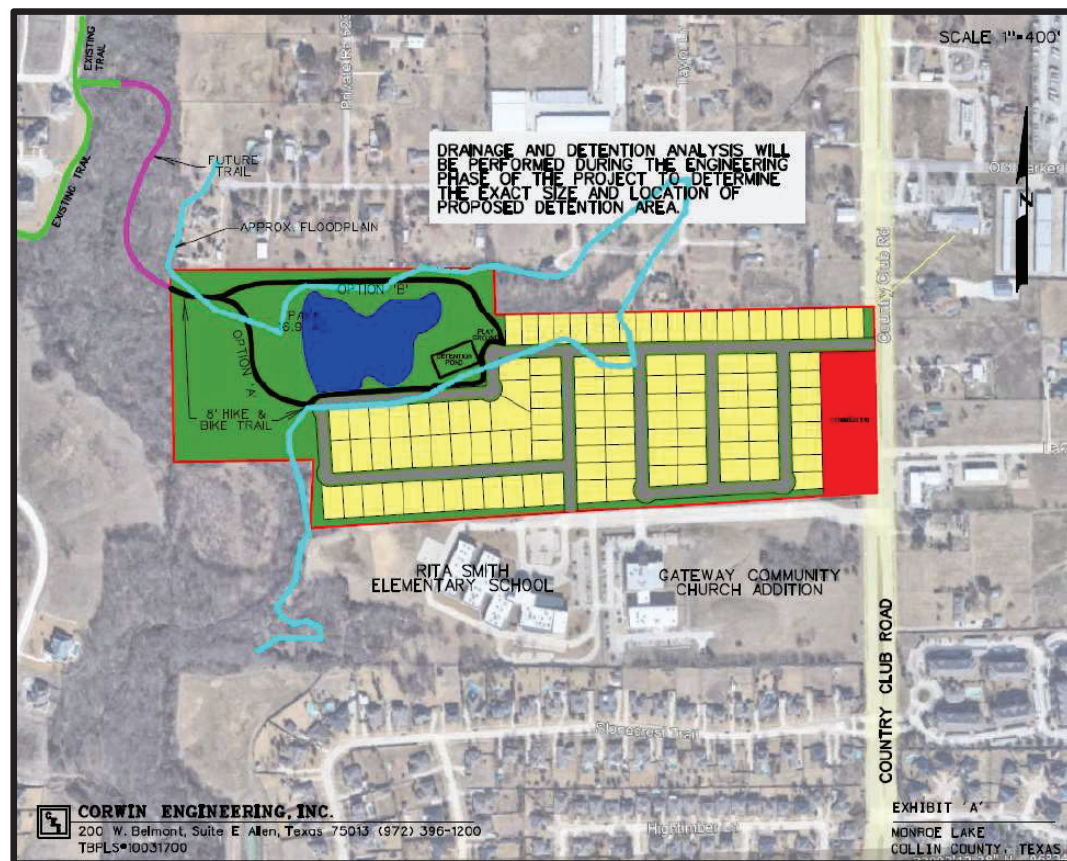
Parks & Recreation Board Meeting



Monroe Farms – Parks & Recreation Board Meeting

- Obtained Parks & Recreation Board Approval on April 13, 2021 for approximately 15.9 acres of Land, an estimated \$300,000 of improvements, and 18 parallel parking spaces.
- Vote was unanimous 4-0

Dedication and Improvements



Monroe Park Dedication and Improvements

- 45 Acre Development
- +/- 15.9 Acre Park
- 1250 LF of Hike and Bike Trail
- Trail Head and Markers
- Rest Areas
- Playground



Representative Product

Representative Product



Representative Product



Representative Product





END





Appendices

Proposed PD Zoning Request

	Monroe Farms
Lot Size (minimum)	
Lot Area (sq. ft.)	7,000
Lot Width (feet)	60
Lot width of corner Lots (feet)	65
Lot Depth (feet)	100
Lot Depth of Cul-de-sac Lots (feet)	80 (<i>average depth of 105</i>)
Dwelling Regulations	
Minimum Square Footage	
Maximum of 20% of the lots	1,800
Minimum of 30% of the lots	2,000
Minimum of 50% of the lots	2,200
Yard Requirements – Main Structures	
Front Yard (feet)	20
Front Yard of Cul-de-sac Lots (feet)	15
Side Yard (feet)	5
Side Yard of Corner Lots (feet)	10
Rear Yard (feet)	10
Rear Yard of Cul-de-sac Lots (feet)	5
Lot Coverage	75%
Height of Structures	
Main Structure (feet)	36'

Projected Price Points

Projected Price Points: Starting in the low \$500k's – mid \$600k's

SQFT Range: Max of 20 % of the lots – 1,800 sf

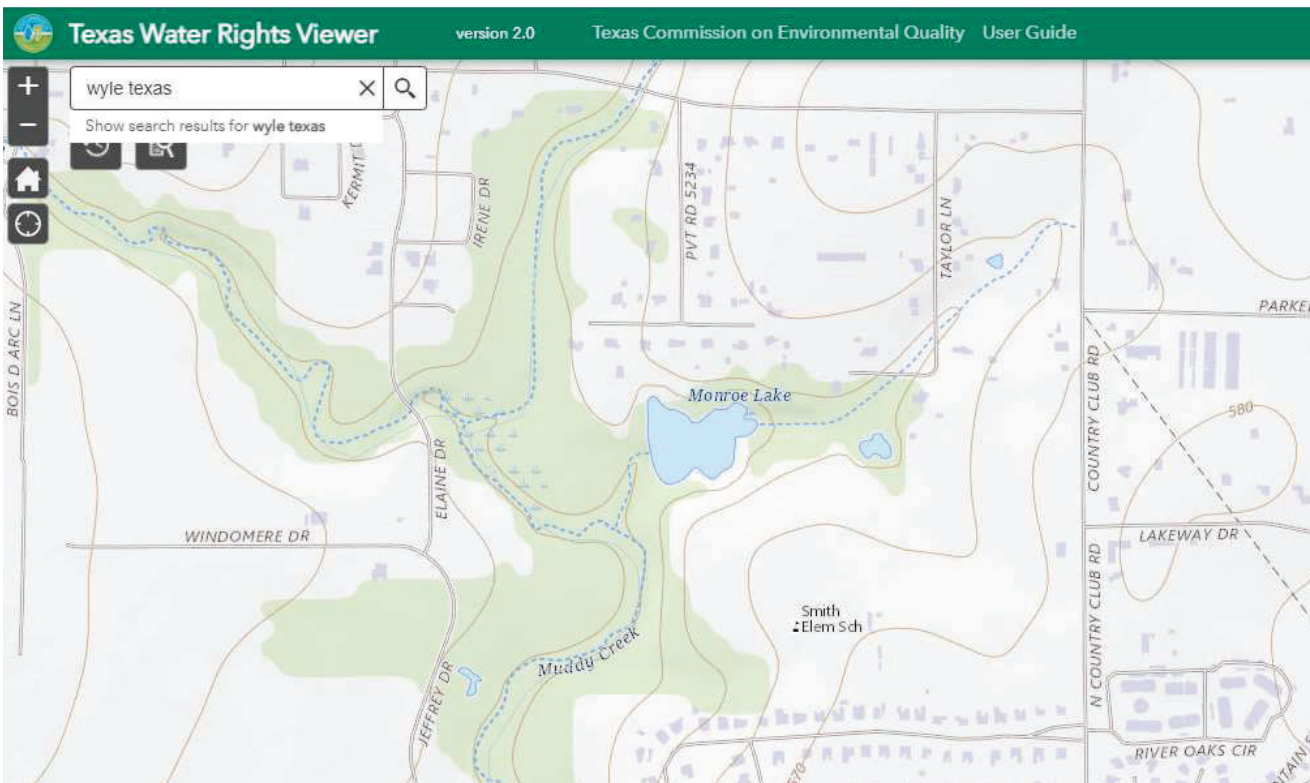
Min of 30% of the lots – 2,000 sf

Min of 50 % of the lots – 2,200 sf



Monroe Lake

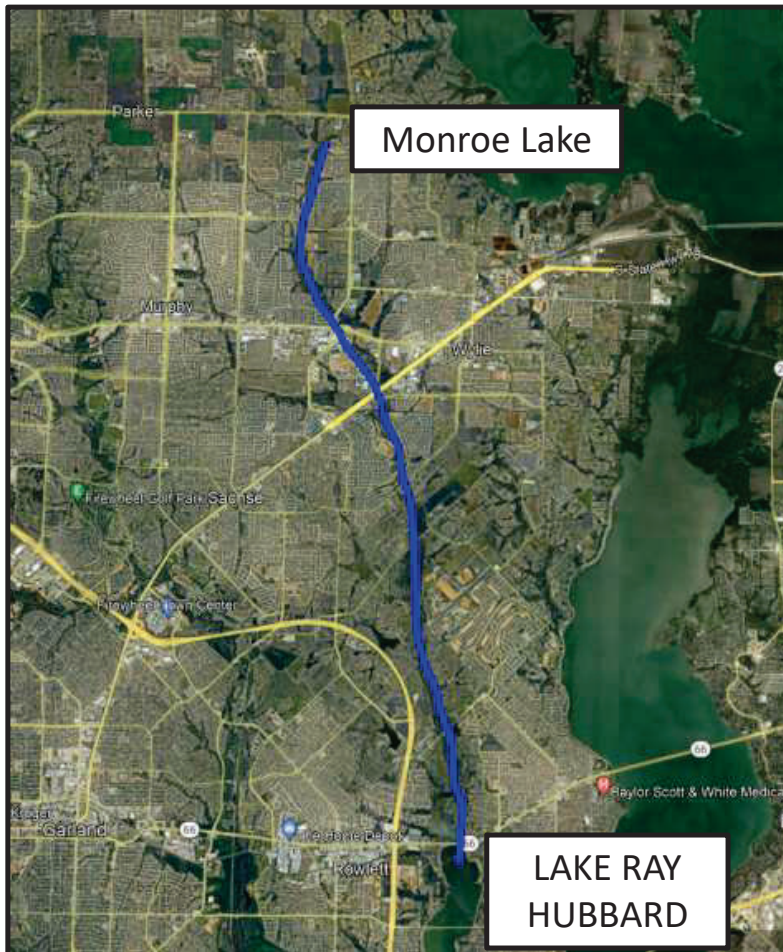
Monroe Lake History



Lake History

- Built in Mid-1950's
- Constructed by Alfred Monroe (Father of Current Land-Owners)
- Built for Water Source for Cattle
- According to his Children, Alfred Monroe had help with cost, engineering and design from Federal sources.

Water Impoundment Rights



Water Impoundment Rights

- Monroe Lake was Constructed Prior to City of Dallas having water Rights over the area
- If Property Changes Hands or Changes Use, Owner or New Owner Must Apply for Impoundment Rights

Water Impoundment Rights

Water Impoundment Rights

RE: Monroe Lakes Wylie Texas



Qualls, Denis <denis.qualls@dallascityhall.com>

To: John Arnold

Cc: Mike Gavin



WATER SUPPLY PROTECTION White Paper.pdf
130 KB

Reply Reply All Forward

Wed 12/8/2021 4:08 PM

Mr. Arnold:

Based on the information you have provided, it appears that the Monroe Lake would require a water rights permit form the Texas Commission on Environmental Quality (TCEQ). Assuming that the you pursue a water rights permit the City of Dallas, because the City has senior water rights below the Monroe Lake, will request special conditions in the water right permit to protect Dallas' senior water rights. Attached is a Water Supply Protection White Paper that describes several options for special conditions that have been approved in other water rights. The special conditions within the document are not an exhaustive list. Other special conditions can be proposed, which will be evaluated on a case by case basis.

An alternative to obtaining a water rights permit would be removing Lake Monroe. If it is decided to remove Lake Monroe, there are not specific issues with Dallas' water rights. However, I would be concerned how the removal takes place to insure sediment from the removal is not transported downstream to Lake Ray Hubbard.

Please let me know if you have any questions.

Denis Qualls, P.E.



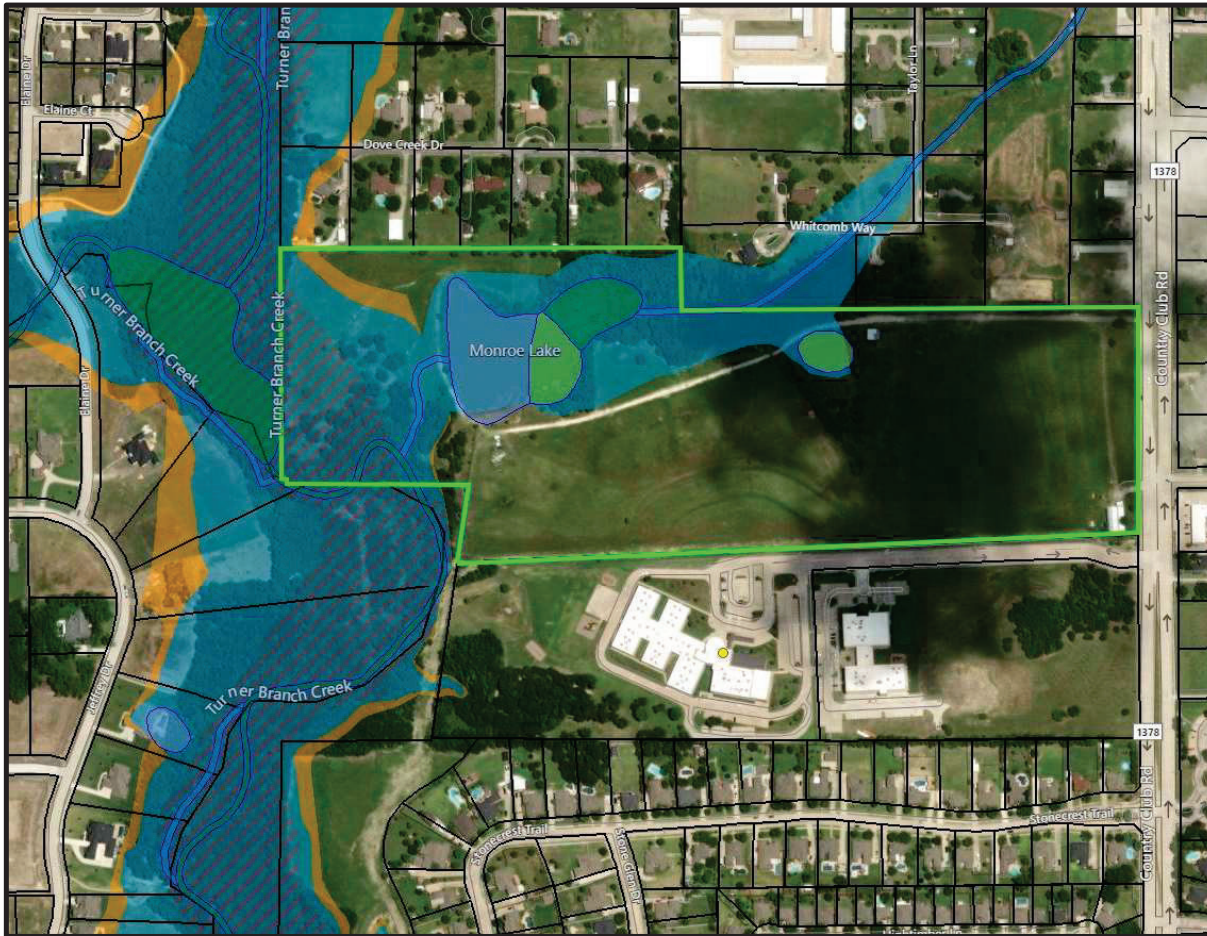
Denis W. Qualls, P.E., D. WRE.
Senior Program Manager, Planning
City of Dallas | DallasCityNews.net
Dallas Water Utilities
1500 Marilla Street, 4AS
Dallas, TX 75201
O: (214) 670-3843
denis.qualls@dallascityhall.com



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- The City of Dallas will Protest according to City of Dallas Senior Program Manager of Water and Utilities
- To satisfy City of Dallas's Protest, Lake Monroe must keep a constant level of water and be provided with a second source of water at all times.

Option 1 : Keep Lake



Monroe Lake Option 1:

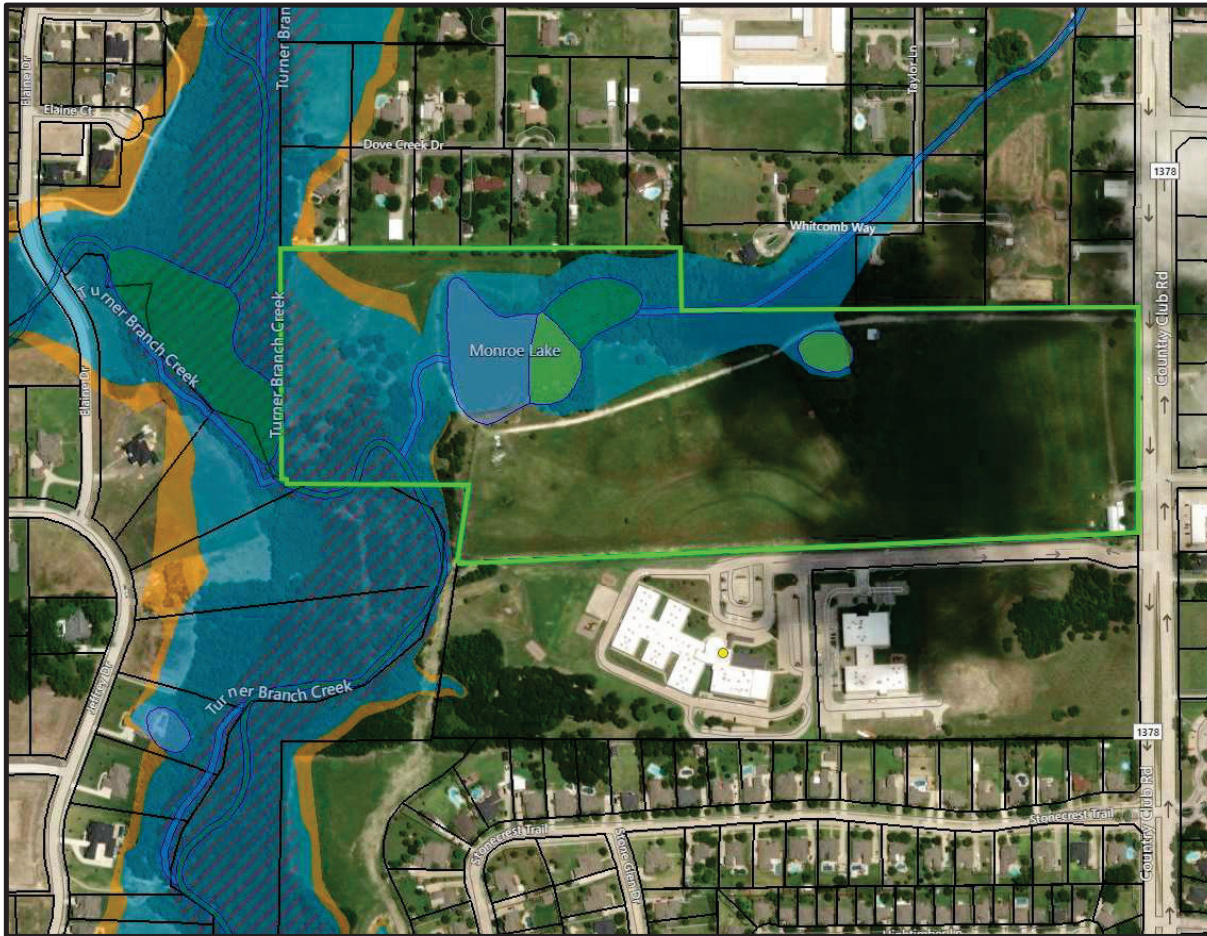
- Impoundment Process
- Legal Fees
- Dam Analysis
- Provide 2nd Water Source
 - NTMWD and Dallas Not Options
 - Drill Water Well
- Cost to Convert Lake
- Future Maintenance Cost

Cost to Convert & Maintain Lake

Estimated Cost to Convert (Average Depth Well)	2021 Estimated Cost
Design and Dam Analysis	\$30,000.00
3rd Party Consultant Fees (TCEQ and WOTUS)	\$15,000.00
Legal Fees	\$60,000.00
Dam Improvements	\$45,000.00
Cost To Drill Well 12,000' - 14,000' Depth	\$250,000.00
Irrigation Pump	\$15,000.00
Fountain	\$25,000.00
Water Level Control Device	\$15,000.00
Electricity (Fountain, Well, Water Level, and Irrigation)	\$22,500.00
Total	\$477,500.00

Similar Project Master Well Expenses (No Water Control Device)	2021	2020	2019	2018	2017	2016
Design, Legal, and Permitting						
Pump inspection and Repairs	24,424.48					
Minor Surface Repairs and Cleaning		2,100.00		6,700.77		
Maintenance						
Pump inspection and Repairs	24,424.48					
Minor Surface Repairs and Cleaning		2,100.00		6,700.77		
Average Water Bill Estimated	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00
North Texas Groundwater District						
Electricity (Fountain, Well, and Irrigation)	24,000.00	22,203.29	28,419.11	20,614.44	28,280.35	21,063.82
Total	51,924.48	27,803.29	31,919.11	30,815.21	31,780.35	24,563.82
6 Year Average Cost	\$33,134.38					

Option 2 : Breach Dam



Monroe Lake Option 2:

- Park is dedicated immediately
- Avoid Legal Cost and Process
- Additional 3 acres of Land
- Conversion and Maintenance Savings
- No Risk of Fines from Breaching Impoundment Rules



Water Service & CCN Exchange

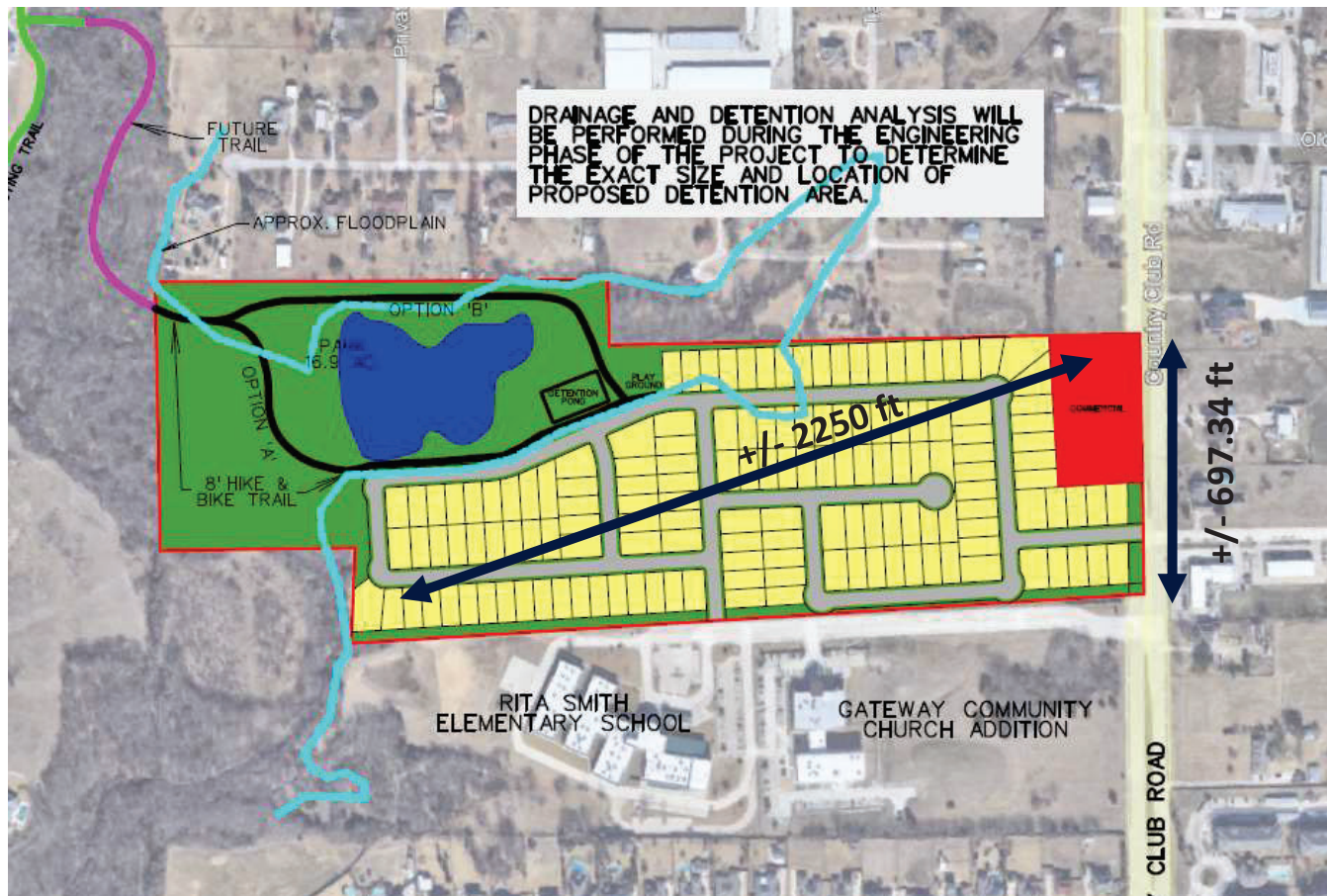
[illegible]

- Already servicing Rita Smith and Gateway Church
- Parker is billing per service agreement
- Connection is at Property Line
- City will get revenue from service
- Parker Staff presenting to Parker City Council on 2/1



Secondary Access

Secondary Access



Wylie Diagonal Rule

- The distance between the two subdivision access points must be at least half the distance of the longest diagonal line across the subdivision

Wylie ISD

RE: [EXTERNAL] Proposed Development of the Property North of Rita Smith Elementary School



Roderick, Scott <Scott.Roderick@wylieisd.net>

To: ● Neil Stenberg

Cc: ○ Watson, Nathan; ○ Whittle, Casey

 You forwarded this message on 1/7/2022 12:56 PM.

Hi Mr. Stenberg,

The board of trustees has provided their feedback to the city on the development. We will defer to the City of Wylie on their recommendation of the project.

The development will not be on any future Wylie ISD board agendas for discussion.

If you have any questions, please feel free to contact me.

Thank you,





J. Scott Roderick, CPA
Assistant Superintendent for Finance and Operations
Wylie ISD

[951 S. Ballard Ave.](#)

[Wylie, Texas 75098](#)

972-429-3027

Scott.Roderick@wylieisd.net

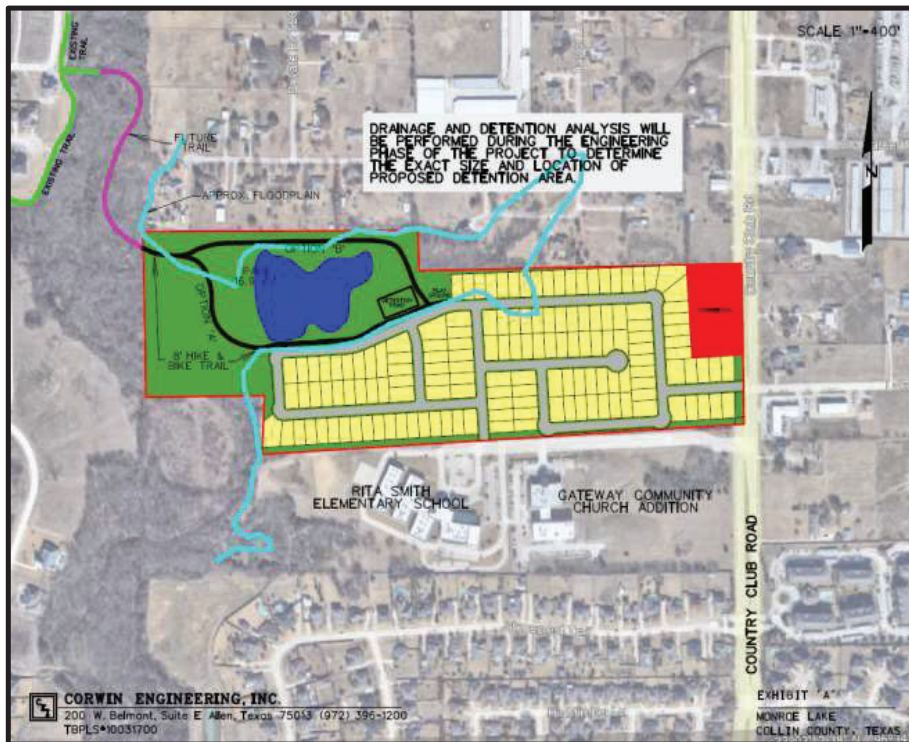
 Reply  Reply All  Forward  ...

Wed 12/15/2021 8:38 AM

Wylie ISD

- Had communication with Wylie ISD to allow a second point of access connected to their private drive
- The access point would be gate restricted for emergency vehicle access
- Pedestrian Access would be allowed to School and Monroe Park
- Wylie ISD gave us a preferred location, but we are still flexible
- Verbal from School that there are no capacity issues. However, we are in contact with Schools Demographer to have confirmation prior to City Council

Dedication and Improvements in Lieu of Fee



PARK DEDICATION & IMPROVEMENTS

Date: 3-21-2022

Cost of Park Improvements (Trail and Playground) \$ 301,750

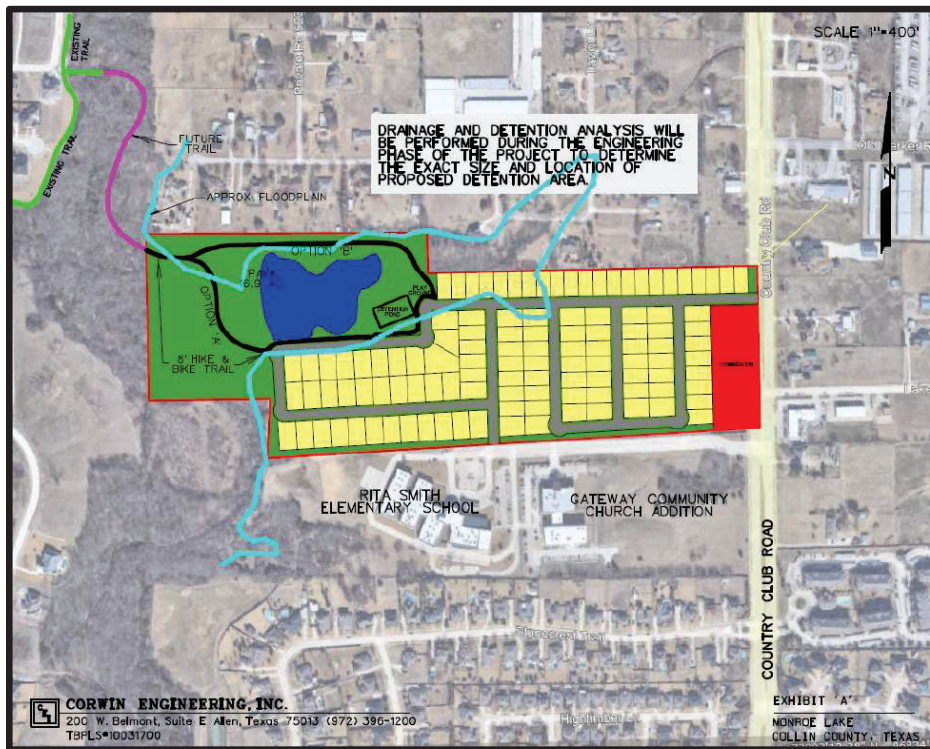
Park Land Dedication	2.8	Acres
Park Land Dedication in Flood Plain	13.1	Acres
Total Park Land Dedication	15.9	Acres
Total Park Land Dedication	15.9	Acres
City Required Park Dedication	5.6	Acres
Total Park Land Dedication in Excess of Requirement	10.3	Acres

Note:

Developer to install park and trail improvements

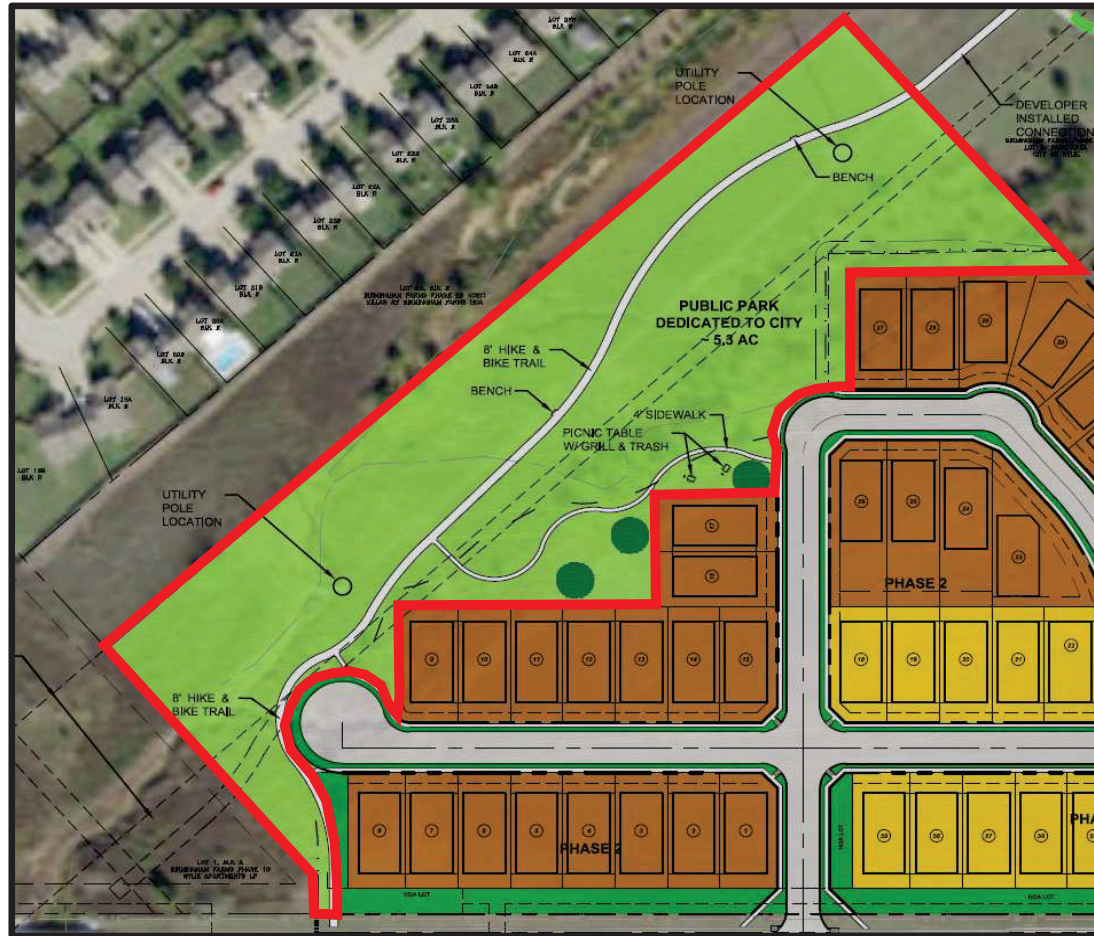
City to be responsible for water and maintenance upon completion of the improvements

Projected Improvement Value



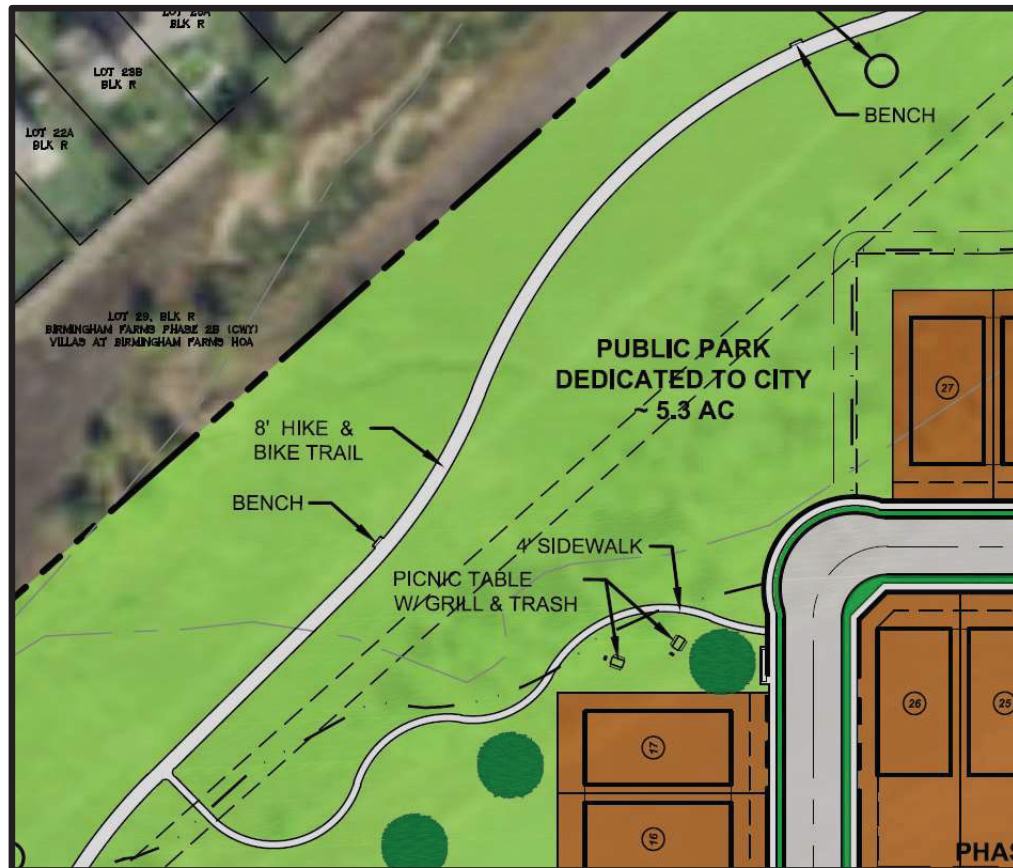
MONROE PARK & TRAIL COST PROJECTION							
Date: 3/21/2022							
DESCRIPTION	Quantity	UNIT	PRICE	TOTAL COST			
6" Concrete Hike and Bike Trail 8' Wide - 1,250 LF Max	10,000	SQ. FT.	\$ 6.50	\$	65,000		
6" Concrete Pads for Benches and Tables along Trail	500	SQ. FT.	\$ 6.50	\$	3,250		
Handicap Ramps	1	EA.	\$ 2,000.00	\$	2,000		
Low Water Crossing	1	EA.	\$ 15,000.00	\$	15,000		
Lake Draining and Dam Breach	1	EA.	\$ 40,000.00	\$	40,000		
Play Ground							
Playground Structure and Swing Set (Mulch Base)	1	EA.	\$ 65,000.00	\$	65,000		
Hardscape (Sidewalks, Pads, and Play Ground Border)	1	EA.	\$ 22,500.00	\$	22,500		
Playground Drainage	1	EA.	\$ 12,500.00	\$	12,500		
Park & Trail Improvements							
Picnic Table	2	EA.	\$ 2,000.00	\$	4,000		
Park Trail Bench	4	EA.	\$ 1,250.00	\$	5,000		
Trash Receptacle	4	EA.	\$ 1,250.00	\$	5,000		
Park Trail Mileage Markers							
6" Posts	2	EA.	\$ 1,000.00	\$	2,000		
ID Placards	2	EA.	\$ 500.00	\$	1,000		
Installation	2	EA.	\$ 1,500.00	\$	3,000		
General Site Prep and Grading	1	LS.	\$ 20,000.00	\$	20,000		
Seeded Areas							
Bermuda Hydromulch for 8' Trail Buffer and Playground Area	4.0	AC.	\$ 3,500.00	\$	14,000		
Irrigation							
Irrigation Design and Install for Seeding	1	LS.	\$ 22,500.00	\$	22,500		
Irrigation Stamped Plan for Permit	1	LS.	\$ 1,500.00	\$	1,500		
TOTAL					\$	301,750	

Birmingham Park Dedication



- 5.3 Acres of Dedication
- Developer to Build and Pay for 8' Trail Connection and Improvements
- Proposed Estimated \$144,000 Improvements in Lieu of \$118,000 Park Fees
- Unanimous Parks Board Recommendation of Approval 11/13/2017

Birmingham Park Dedication



Birmingham Park Final Trail Layout

