



MONROE FARMS

Planning and Zoning

February 15, 2022



Contents

- Skorborg Company Background
- Skorborg Company Projects in Wylie
- Property Location
- Proposed Zoning & Concept
- Park Dedication
 - Park Improvements
 - Monroe Lake
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- Secondary Access
- City Council Work Session



The Skorborg 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



Projects Nearby

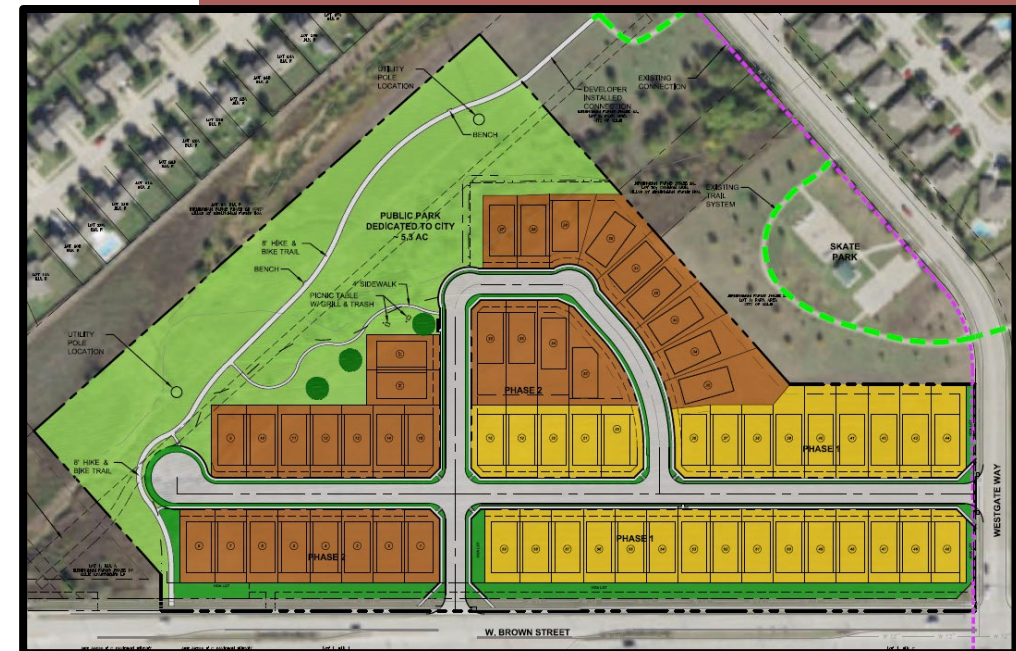
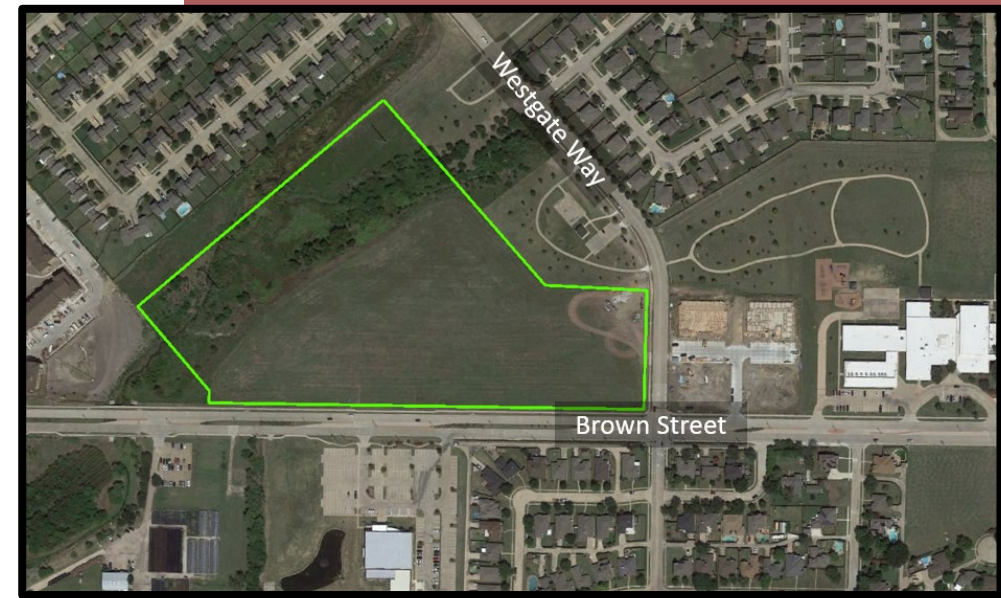
Current Developments in Wylie

Birmingham Bluffs

59 Home Single Family Development

5.3 Acre Park Dedication

Similar Park Dedication Concept



Birmingham Park Dedication



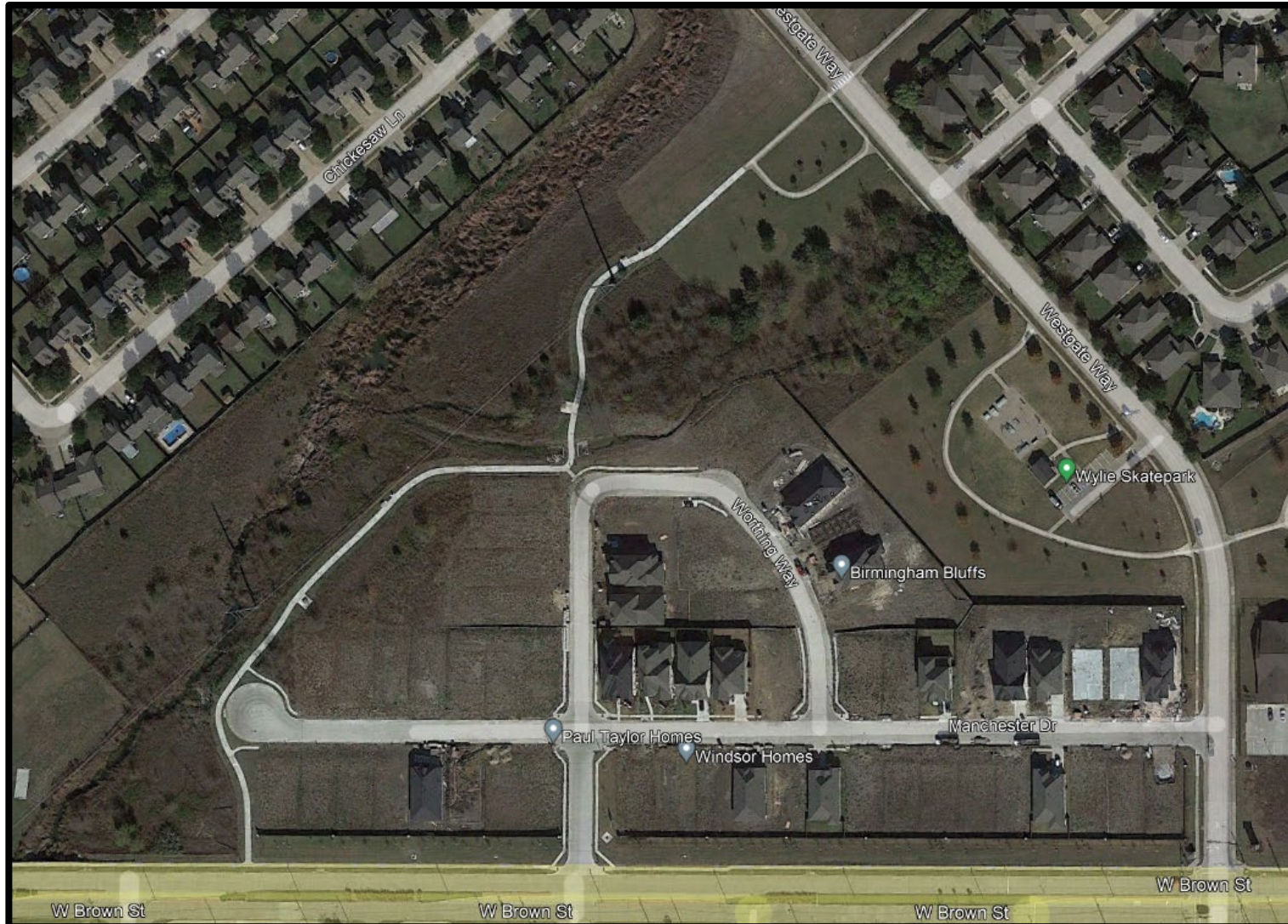
5.3 Acres of Dedication

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 Final Trail Layout



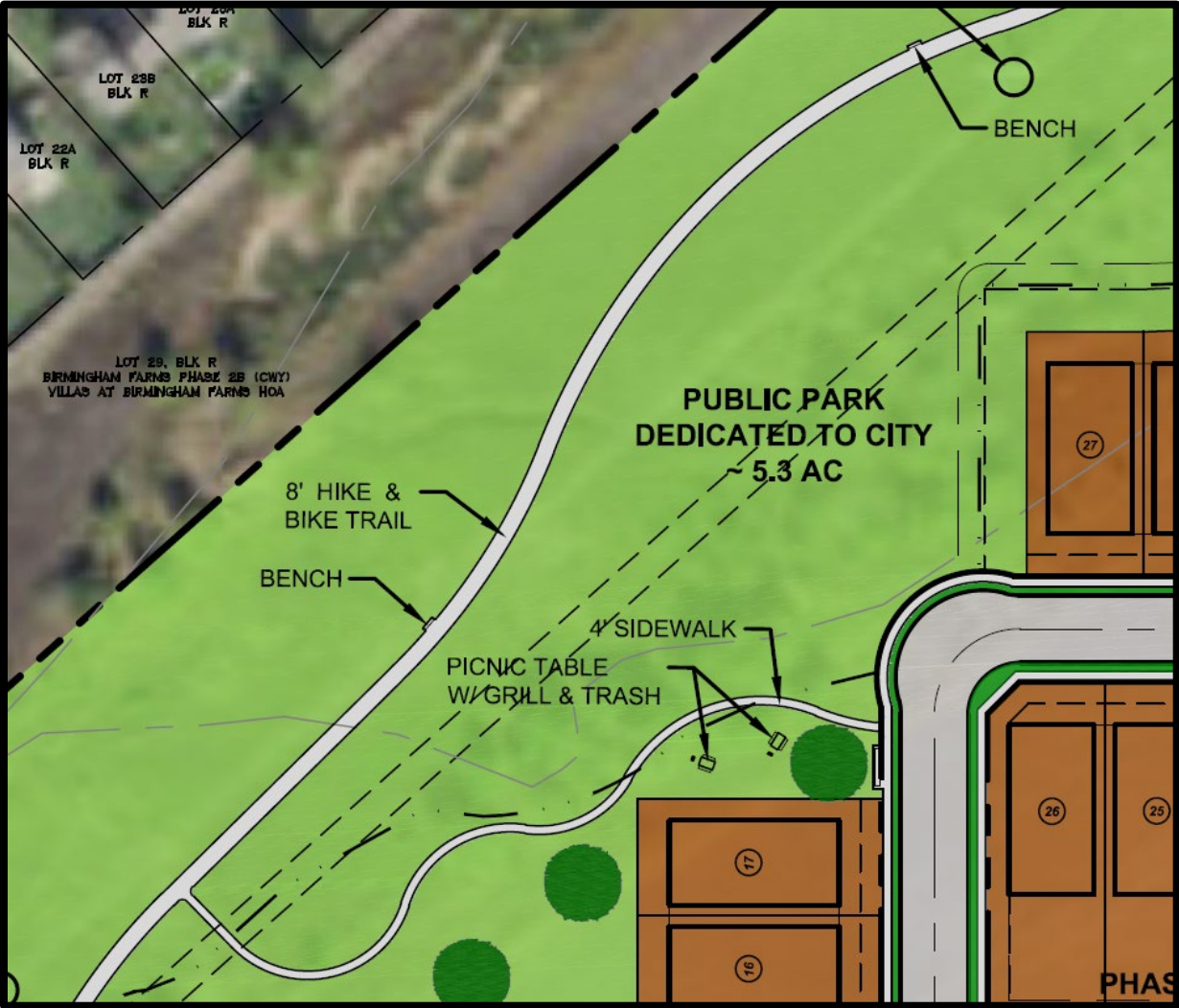
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Birmingham Park Dedication

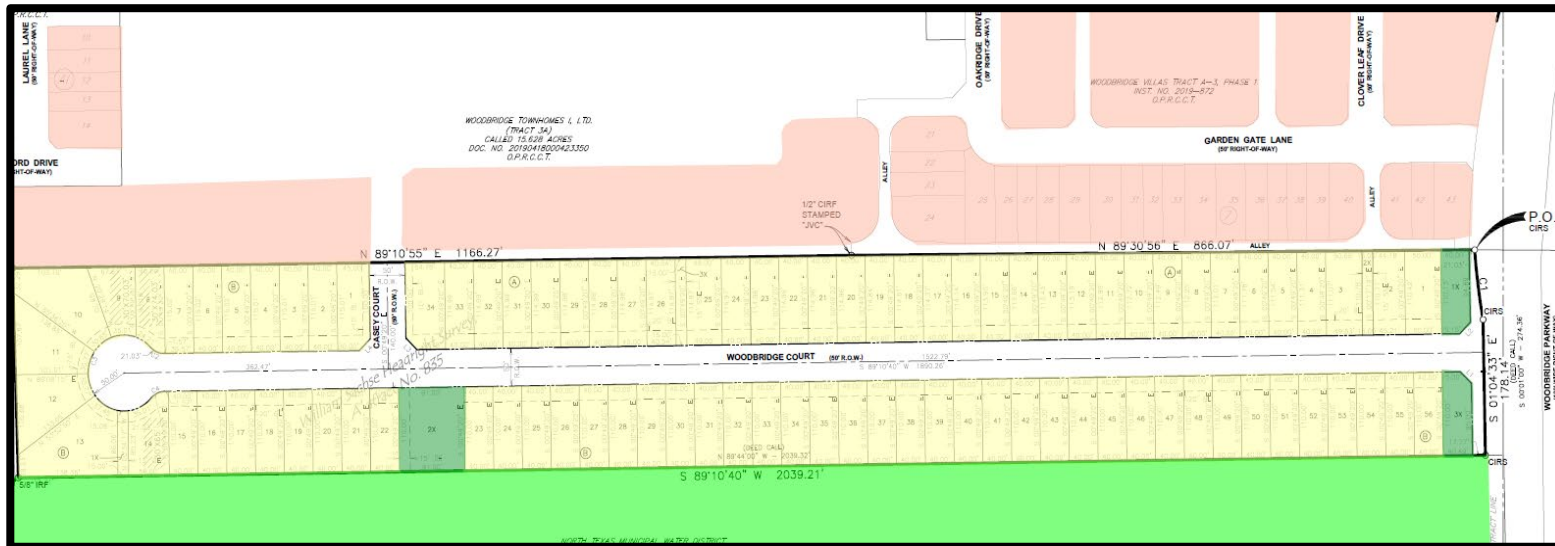


Projects Nearby

Current Developments in Wylie

Manors at Woodbridge

90 Home Single Family Development

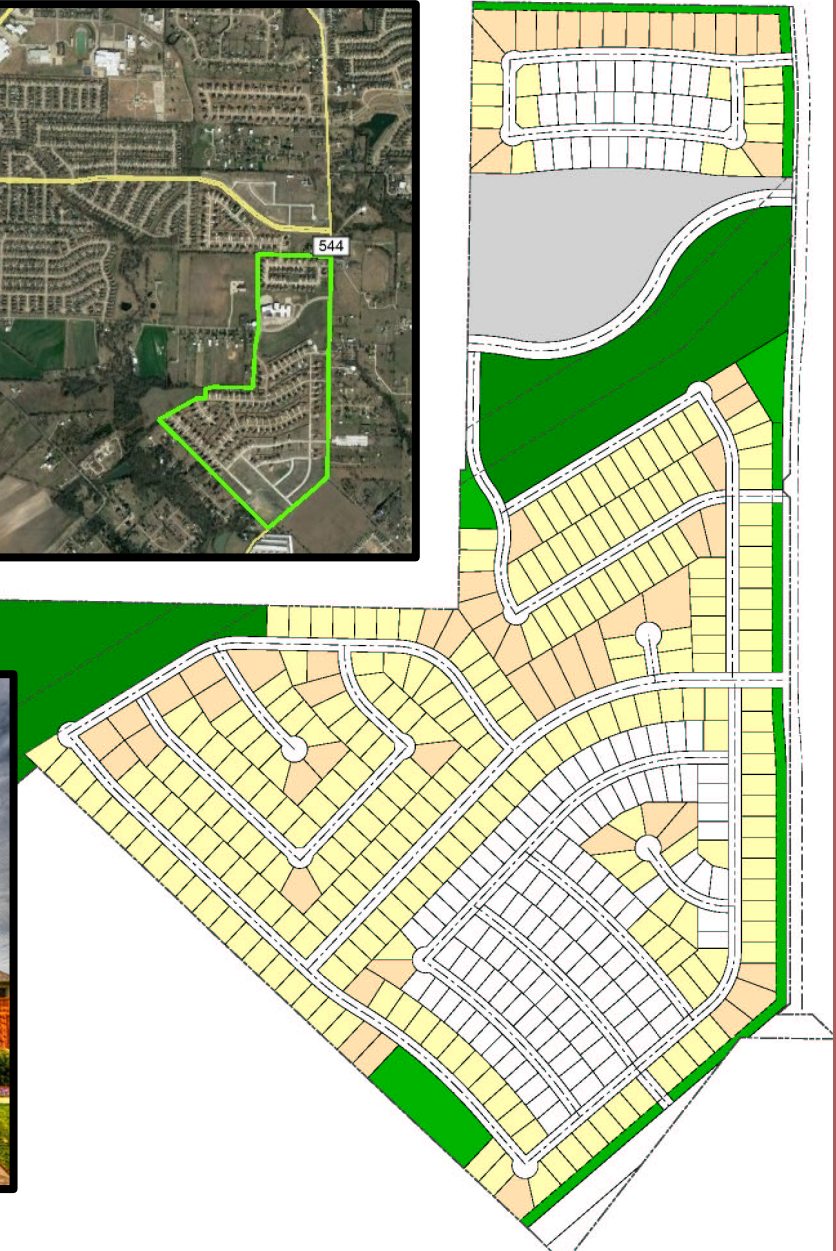
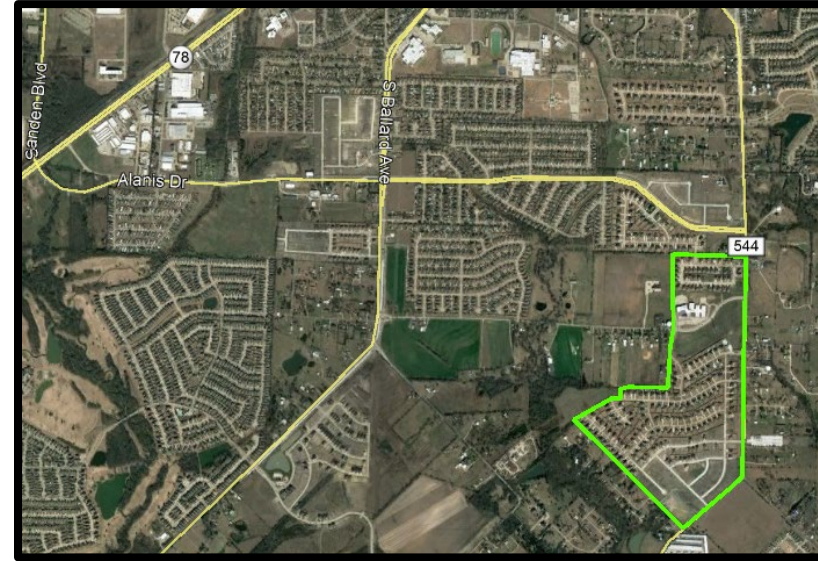


Projects Nearby

Developments in Wylie

Braddock Place

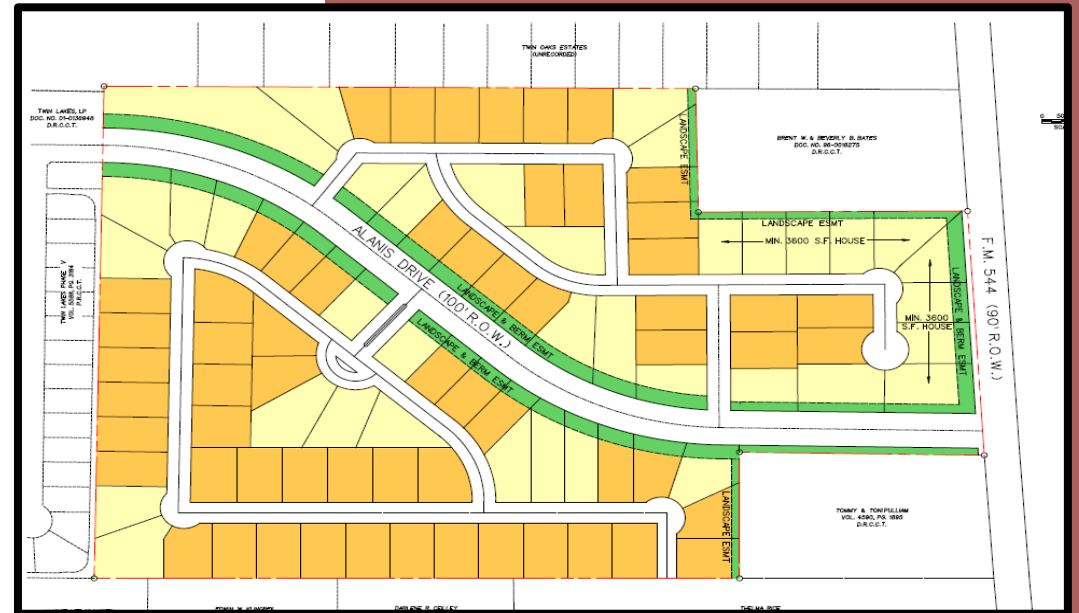
450 Home Master Plan
Approx. 28 Acres of Park



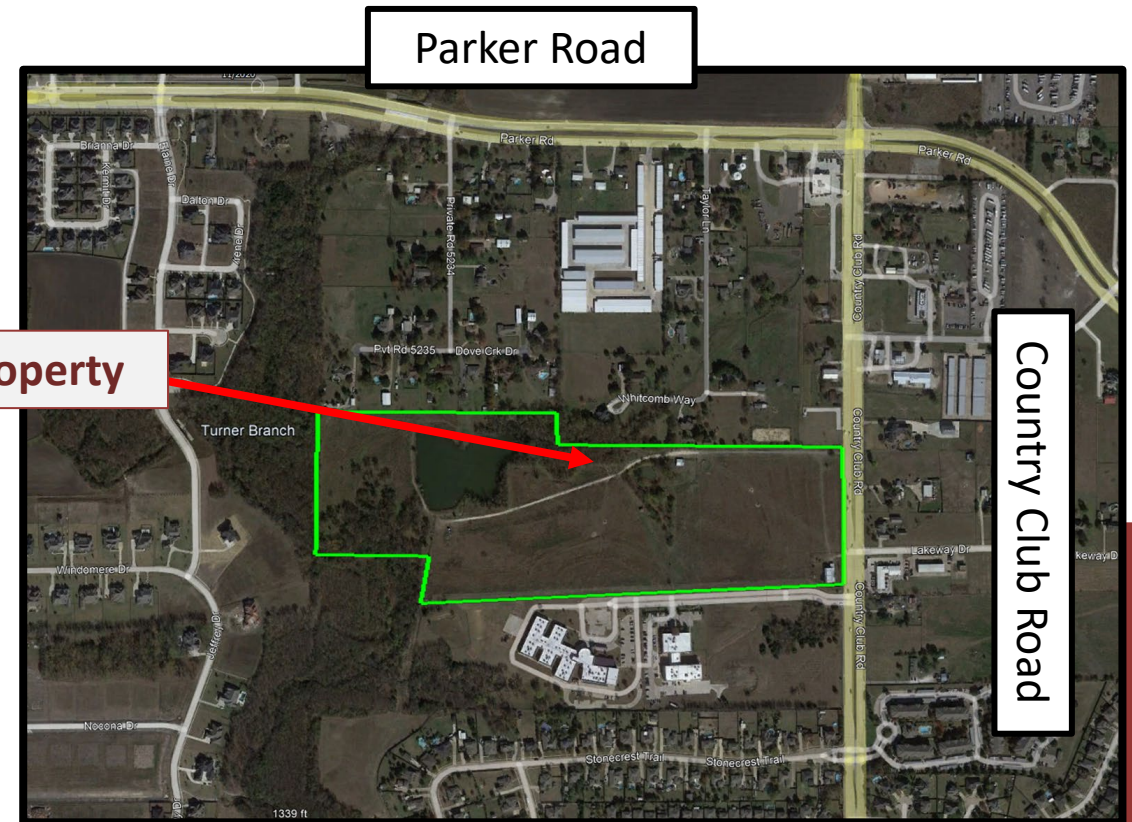
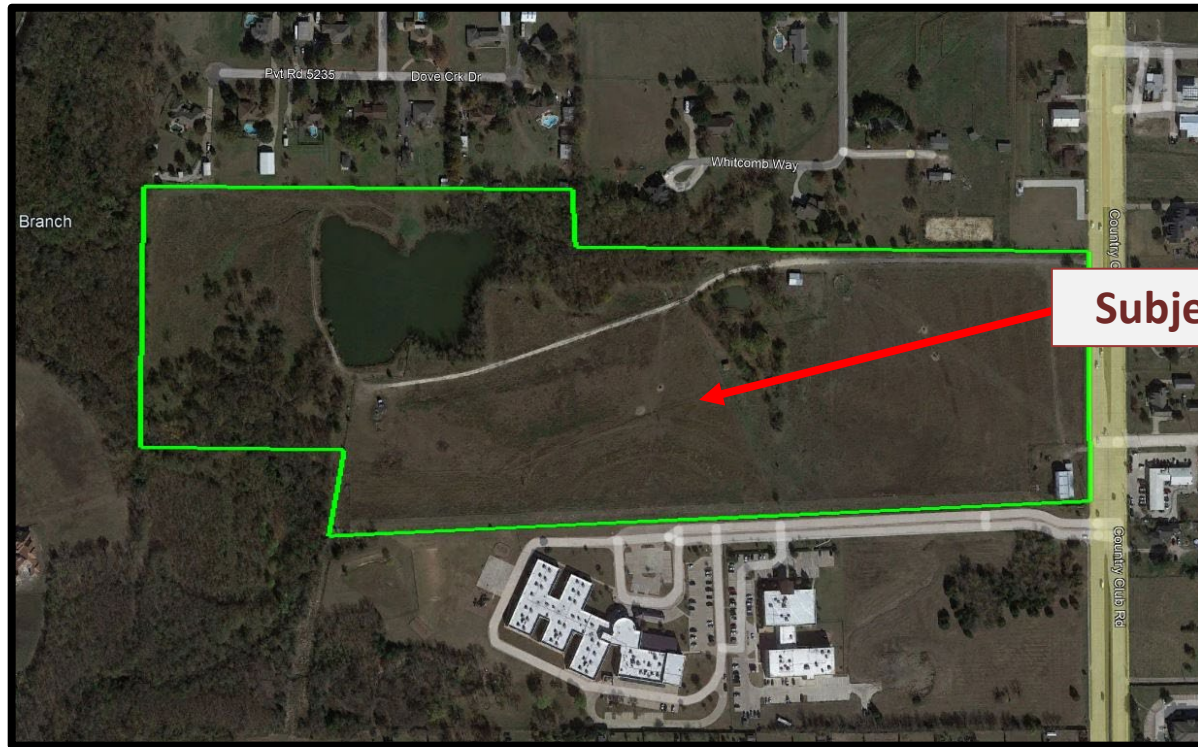
Projects Nearby

Developments in Wylie

Alanis Crossing
97 Homes



Subject Location





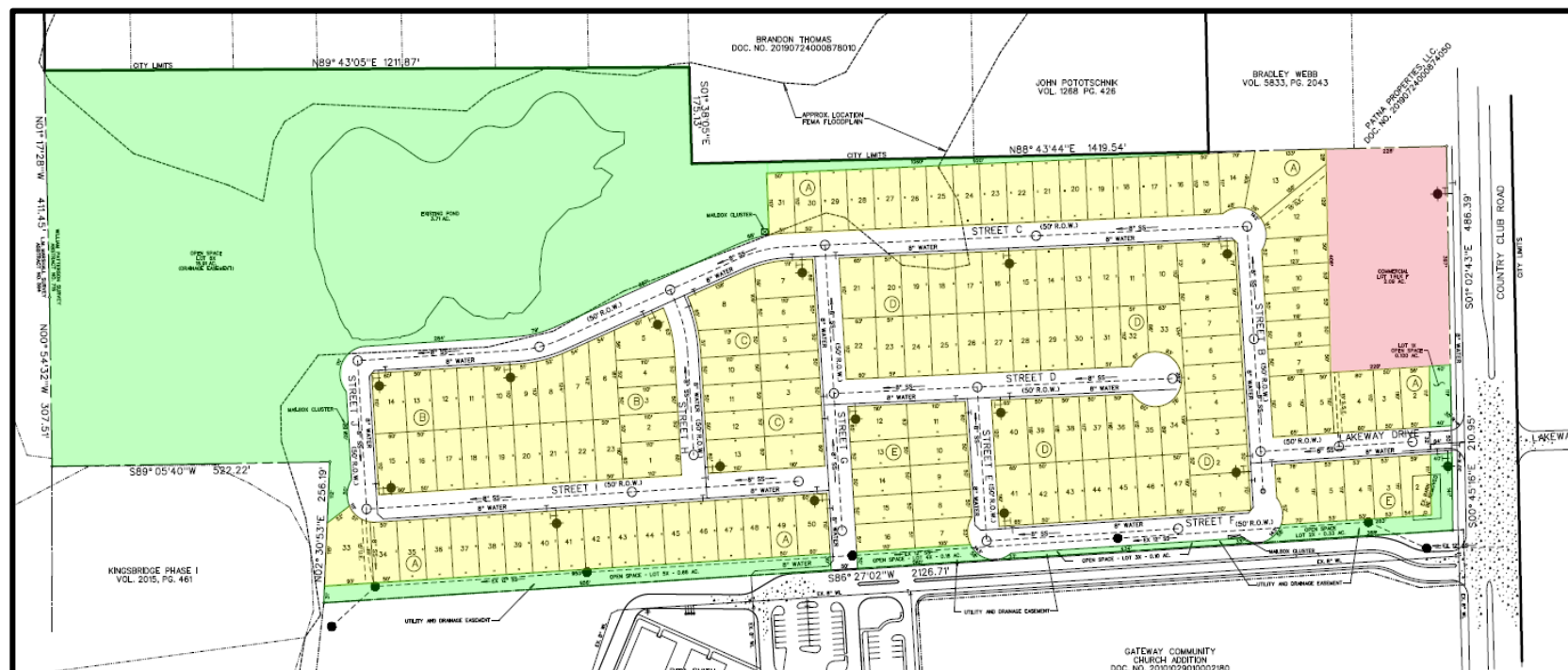


Proposed Zoning

Proposed Zoning

Monroe Farms – Proposed PD Zoning

- +/- 47.3 Gross Acres
- Number of Units: 146 Single Family Homes
 - Lot Size: Typical 50' x 110'
- +/- 2.09 Acres - Future Commercial
- +/- 16.9 Acres - Park



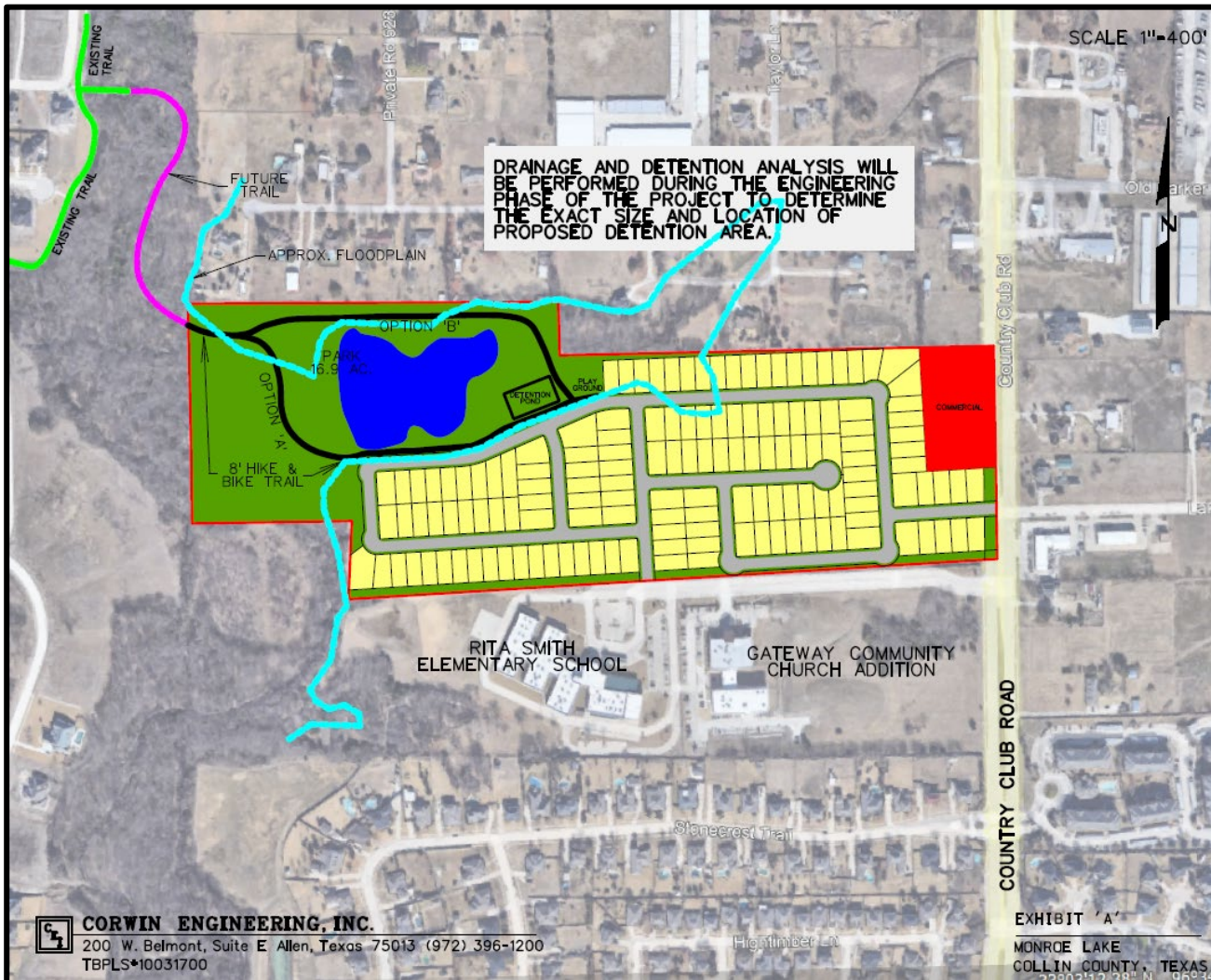


Park Dedication



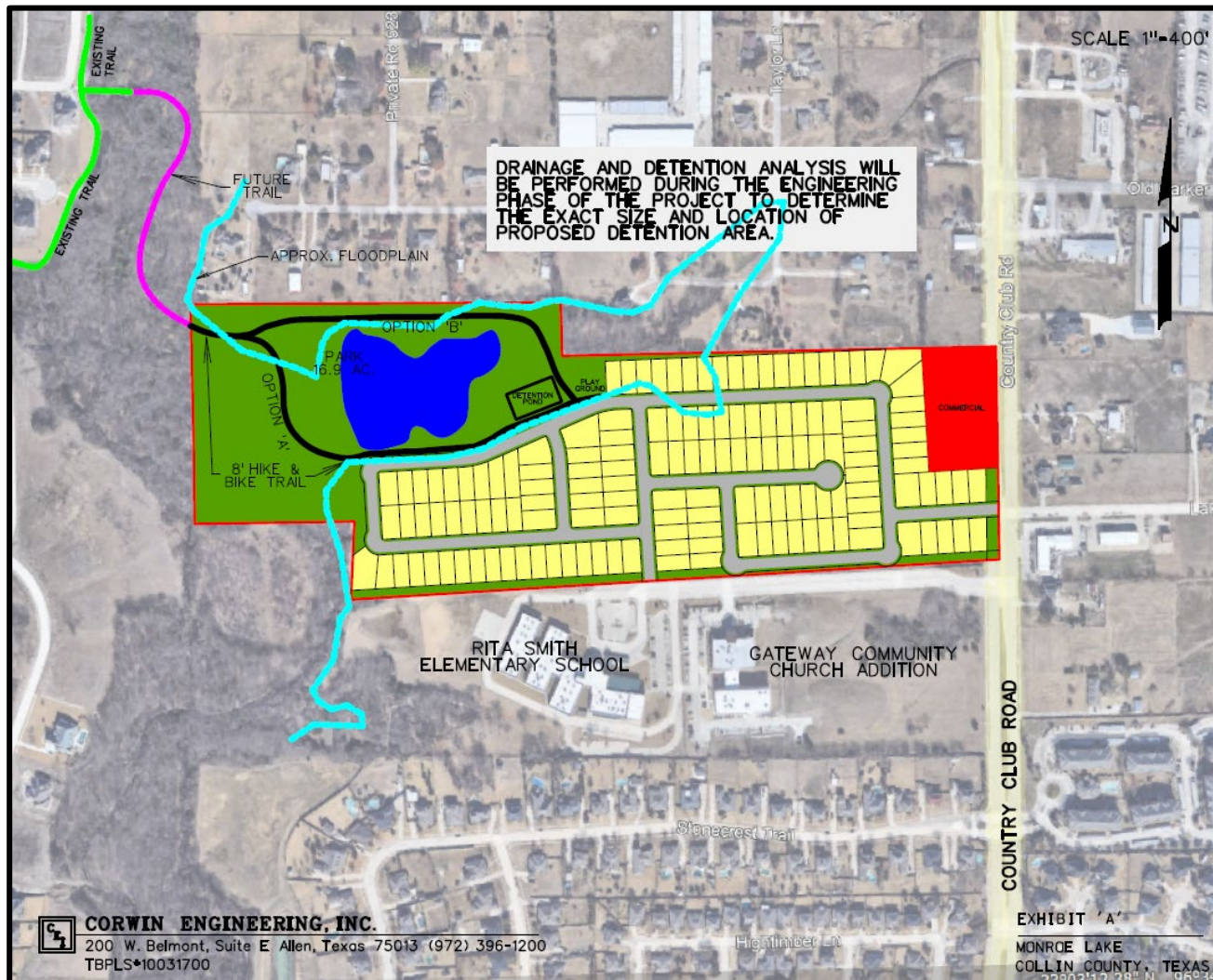
Parks & Recreation Board Meeting

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

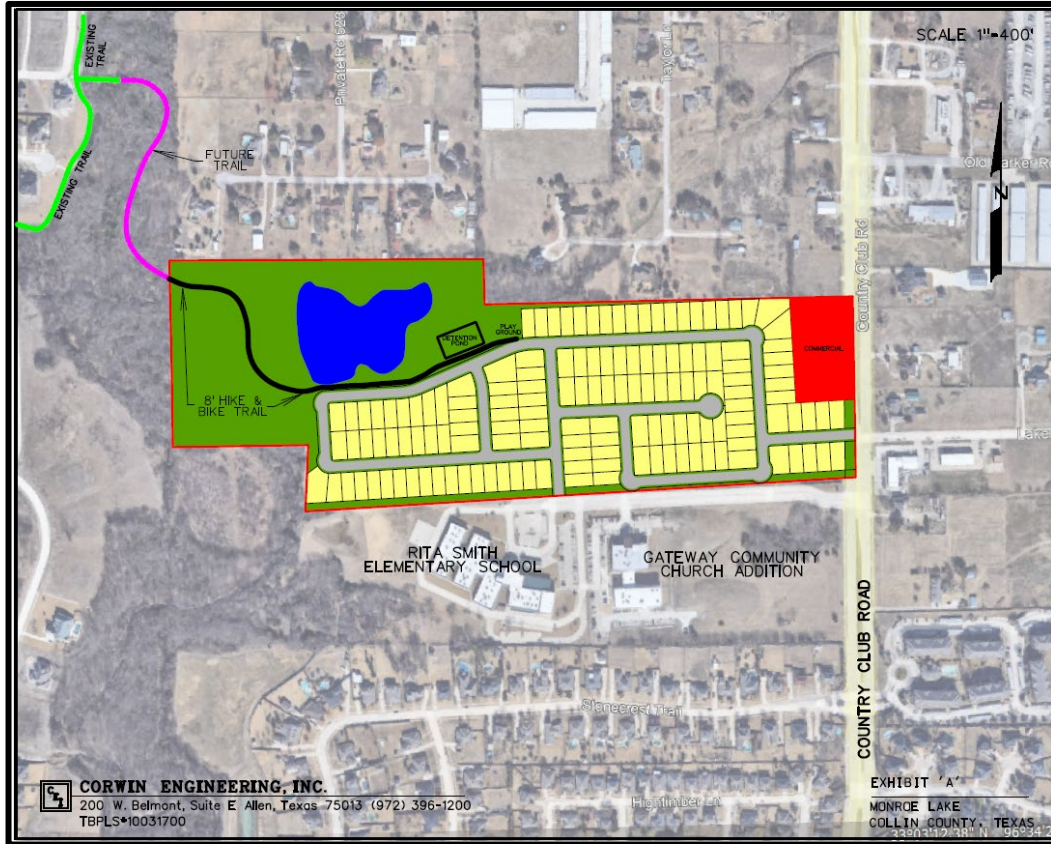
Dedication and Improvements



Monroe Park Dedication and Improvements

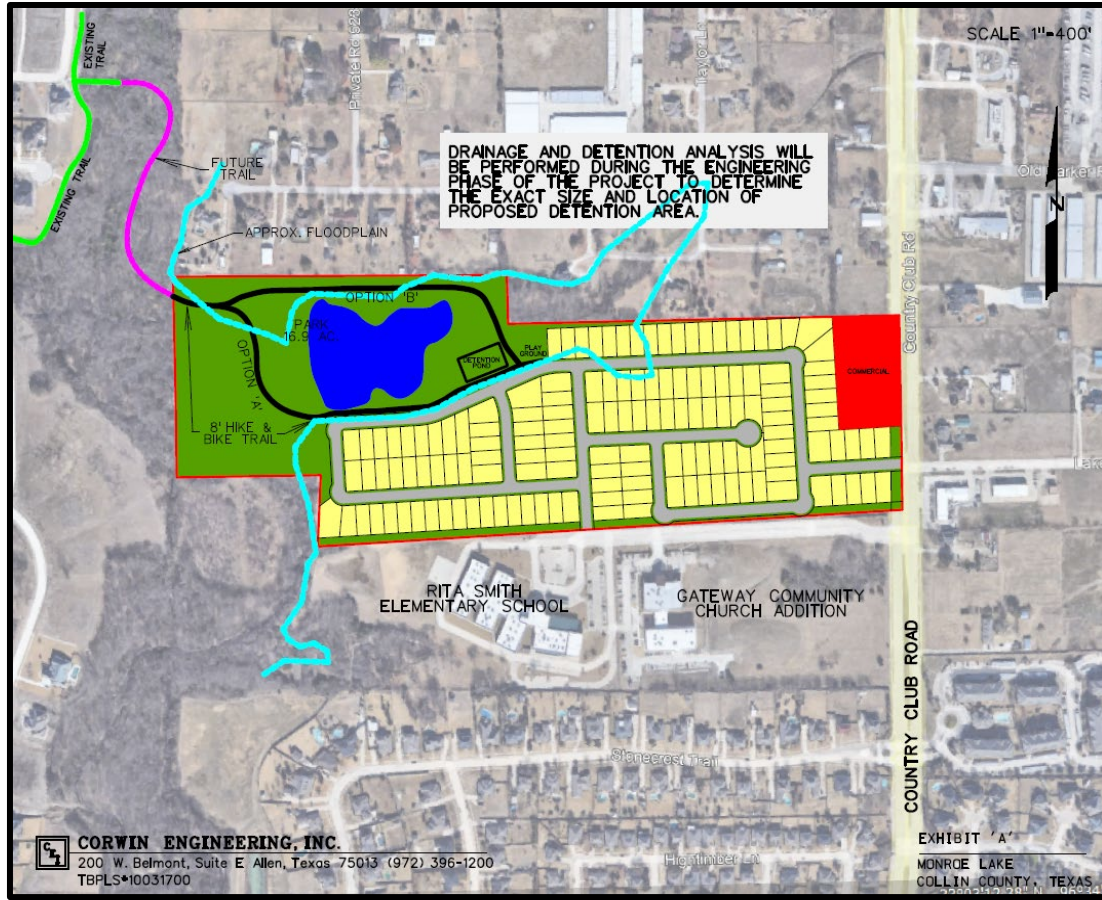
- 45 Acre Development
- 16.9 Acre Park
- 1750 LF of Hike and Bike Trail
- Trail Head and Markers
- Rest Areas
- Playground

Projected Improvement Value



DESCRIPTION	Quantity	UNIT	PRICE	TOTAL COST
6" Concrete Hike and Bike Trail 8' Wide	14,000	SQ. FT.	\$ 6.50	\$ 91,000
6" Concrete Hike and Bike Trail 8' Wide Connection	1,400	SQ. FT.	\$ 6.50	\$ 9,100
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 Crossings	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.	\$ 85,000.00	\$ 85,000
Hardscape (Sidewalks, Pads, and Play Ground Border)	1	EA.	\$ 30,000.00	\$ 30,000
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 Milage 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.	\$ 60,000.00	\$ 60,000
Irrigation Stamped Plan for Permit	1	LS.	\$ 1,500.00	\$ 1,500
TOTAL				\$ 401,850

Dedication and Improvements in Lieu of



PARK FEE CALCULATION

Date: 12-8-2021

	No. of Lots	Park Fee	Total
Park Fee Based on Proposed Lot Count	146	\$ 2,000.00	\$ 292,000
Cost of Park Improvements (Trail and Playground)			\$ 401,850
Total Park Improvements in Excess of Required Park Fees			\$ (109,850)
Park Fee Cash Contribution to City			\$ -

Park Land Dedication	2.8	Acres
Park Land Dedication in Flood Plain	14.1	Acres
Total Park Land Dedication	16.9	Acres
Total Park Land Dedication	16.9	Acres
City Required Park Dedication	7.1	Acres
Total Park Land Dedication in Excess of Requirement	9.8	Acres

Note:

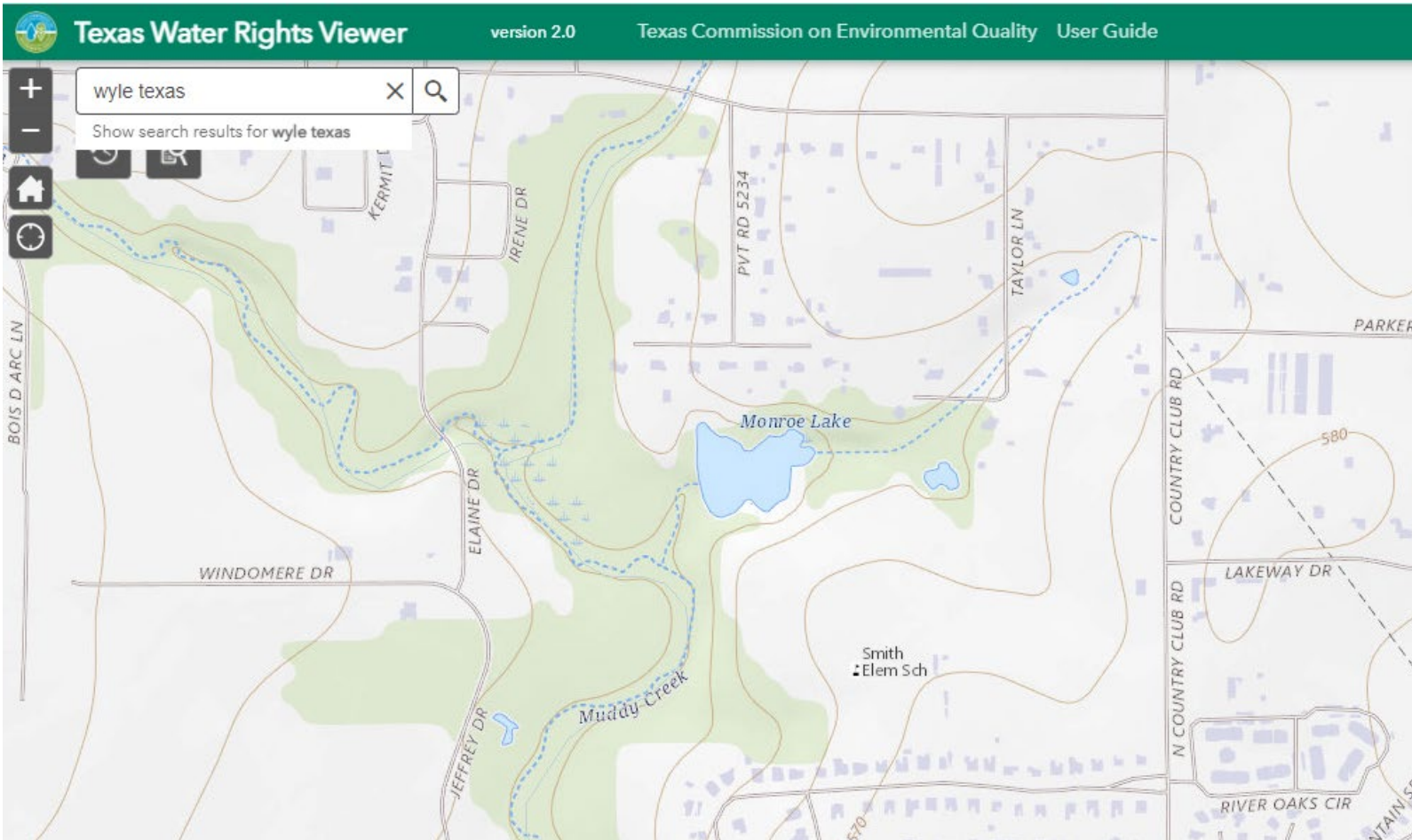
Developer to install park and trail improvements

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



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.



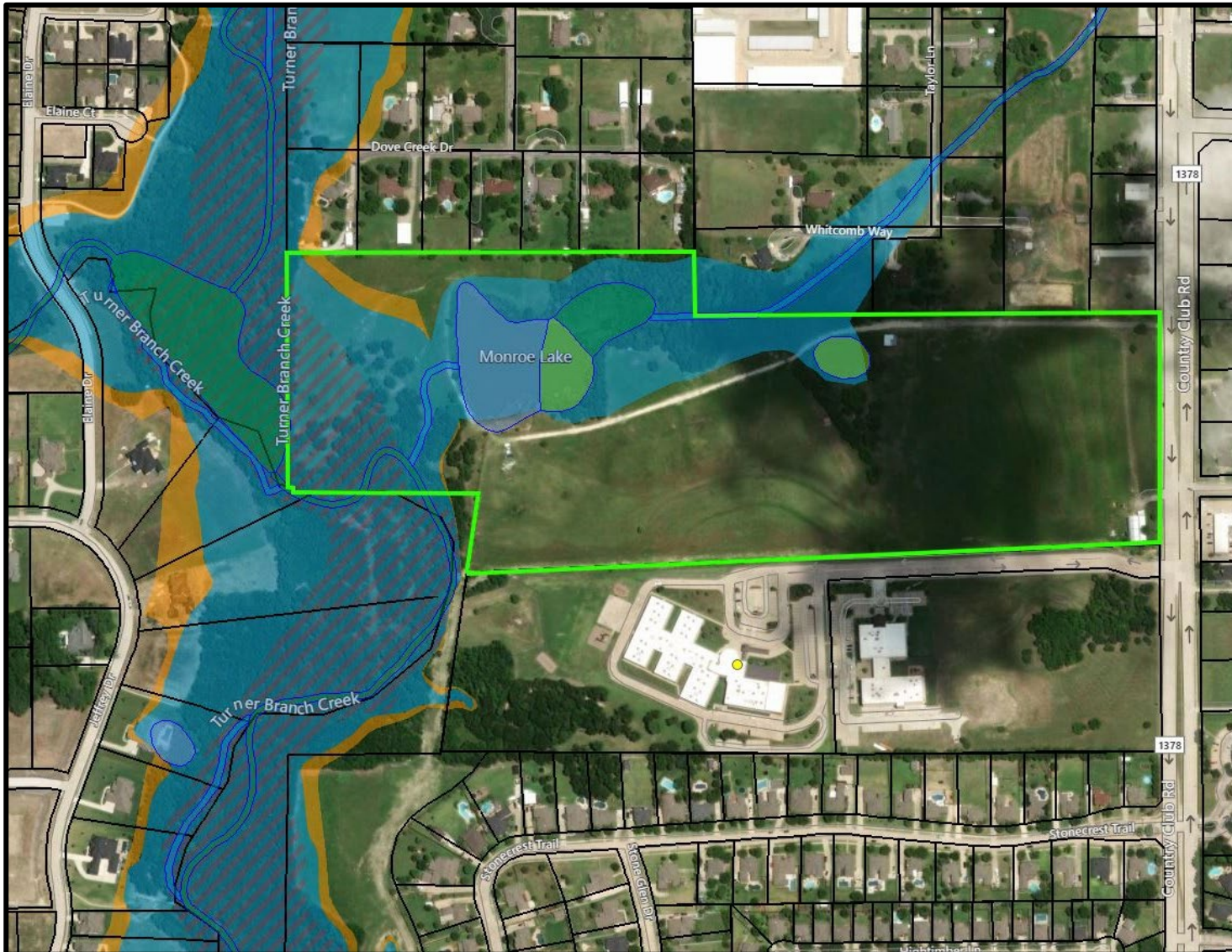
Denis W. Qualls, P.E., D. WRE.
Senior Program Manager, Planning
City of Dallas | DallasCityNews.net
Dallas Water Utilities
[1500 Marilla Street, 4AS](https://www.dallaswaterutilities.com/1500-Marilla-Street-4AS-Dallas-TX-75201)
[Dallas, TX 75201](https://www.dallaswaterutilities.com/1500-Marilla-Street-4AS-Dallas-TX-75201)
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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:

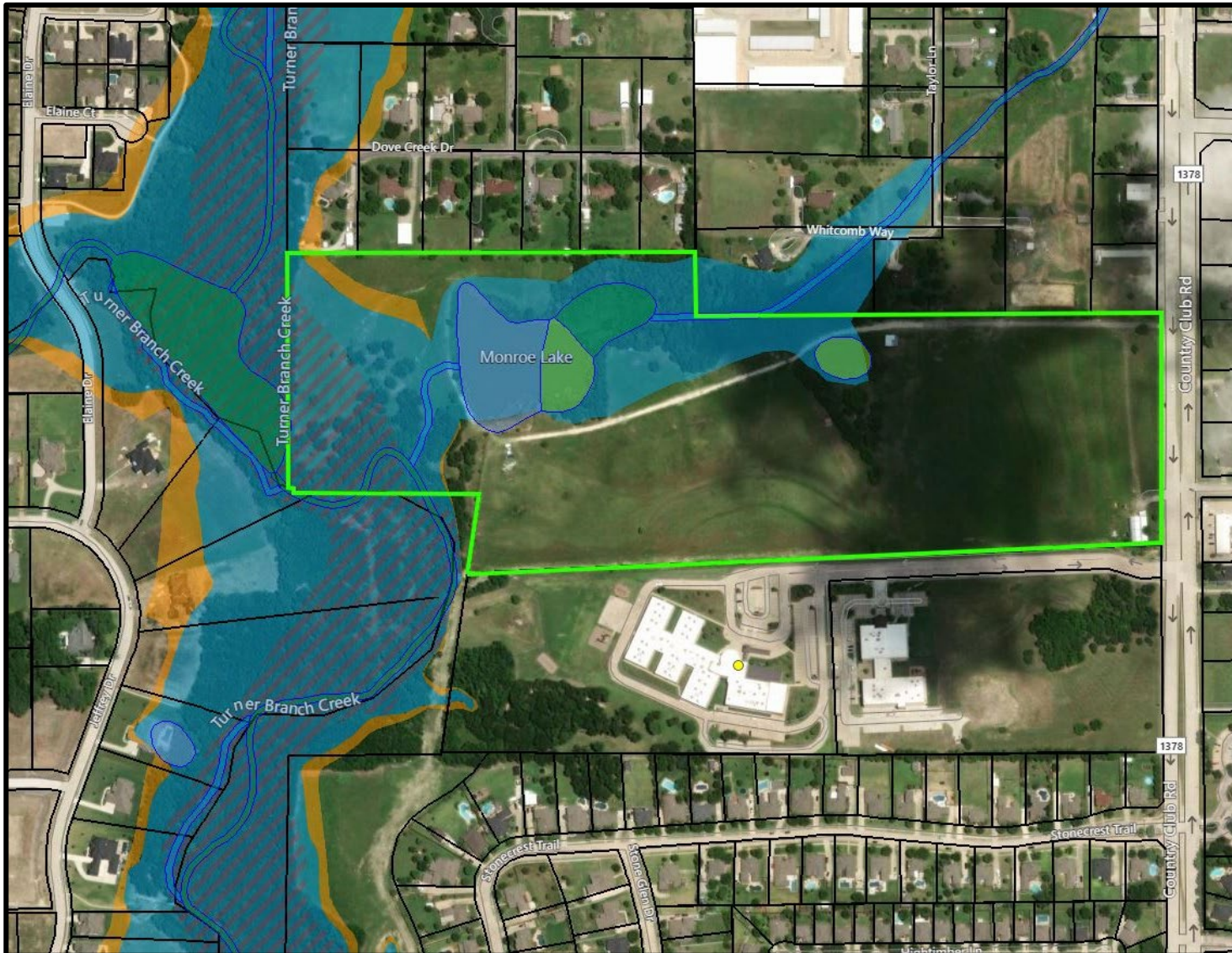
- Impoundment Process
- Legal Fees
- Dam Analysis
- Provide 2nd Water Source
 - NTMWD and Dallas Not Options
 - Drill Water Well
- Cost to Convert Lake
- Future Maintenance Cost

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

28

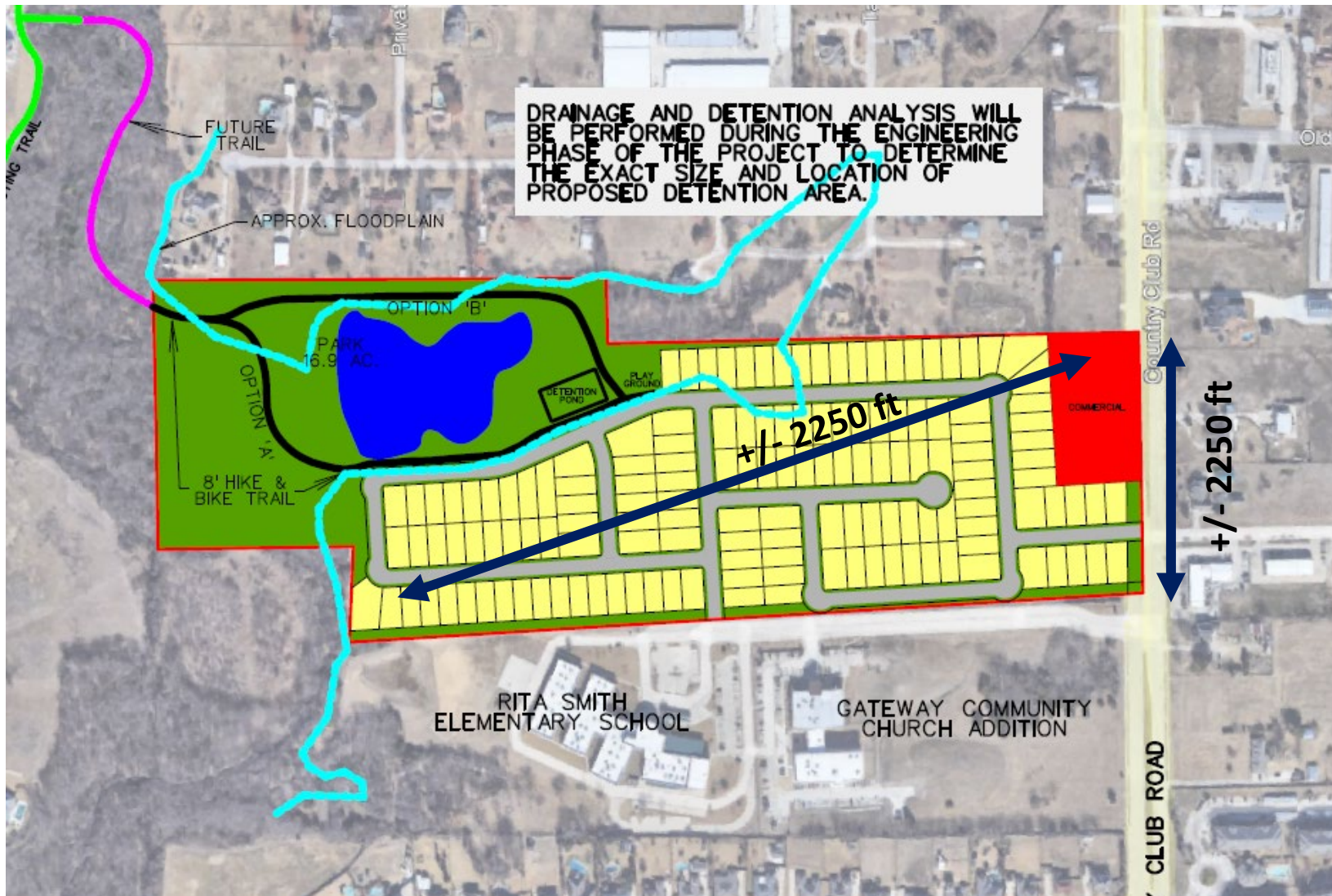


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- 28

Secondary Access

Secondary Access



Wylie Diagonal Rule

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



City Council Work Session

City Council Work Session

- Attended 1/25 City Council
- Proposed Zoning
 - Larger lot size
 - Increased retail along Country Club Rd
- Park Dedication
 - Expressed concern of lake maintenance being a taxpayer expense.
 - In agreement that the cost to maintain the lake is not feasible for the size of this HOA.
 - Didn't want the trail to connect to another City.
- Water Service & CCN Exchange
 - Amenable to CCN exchange if there is capacity, and we handle cost to transfer.
- Secondary Access
 - Amenable to the secondary access as long as there isn't a single loaded street adjacent to the existing school access road, that could be used as a second school drop off point, along the entire southern property line.



Request

- The Skorburg Company would like to respectfully request to table to allow us time to address City Council's comments as well as any the P&Z Commissions may have.

