

MONROE FARMS

City Council

October 25, 2022

Approved Unanimously by P&Z on 10/4





Subject Property



Subject Property Location





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 - vote was 6-1



Old Zoning Plan

Previously 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

Parkland Dedication & Monroe Lake

- ☐ There was a consensus that if the 15-acres was dedicated to the city for a park, that it would be difficult for the city to maintain the wetlands and the trails and be hard to make an offering to citizens of Wylie as a whole. Therefore, it should be kept by the HOA or the Monroe family.
- ☐ The Monroe lake is a part of Wylie and should be kept.

Lot Size & Density

- ☐ Informed that the Future Land Use Plan is not zoning, and 114 single-family lots was not the vision for this property.
- ☐ Providing a new plan that consists of all 10,000 SF single-family lots and under 90 total lots was important to Council.

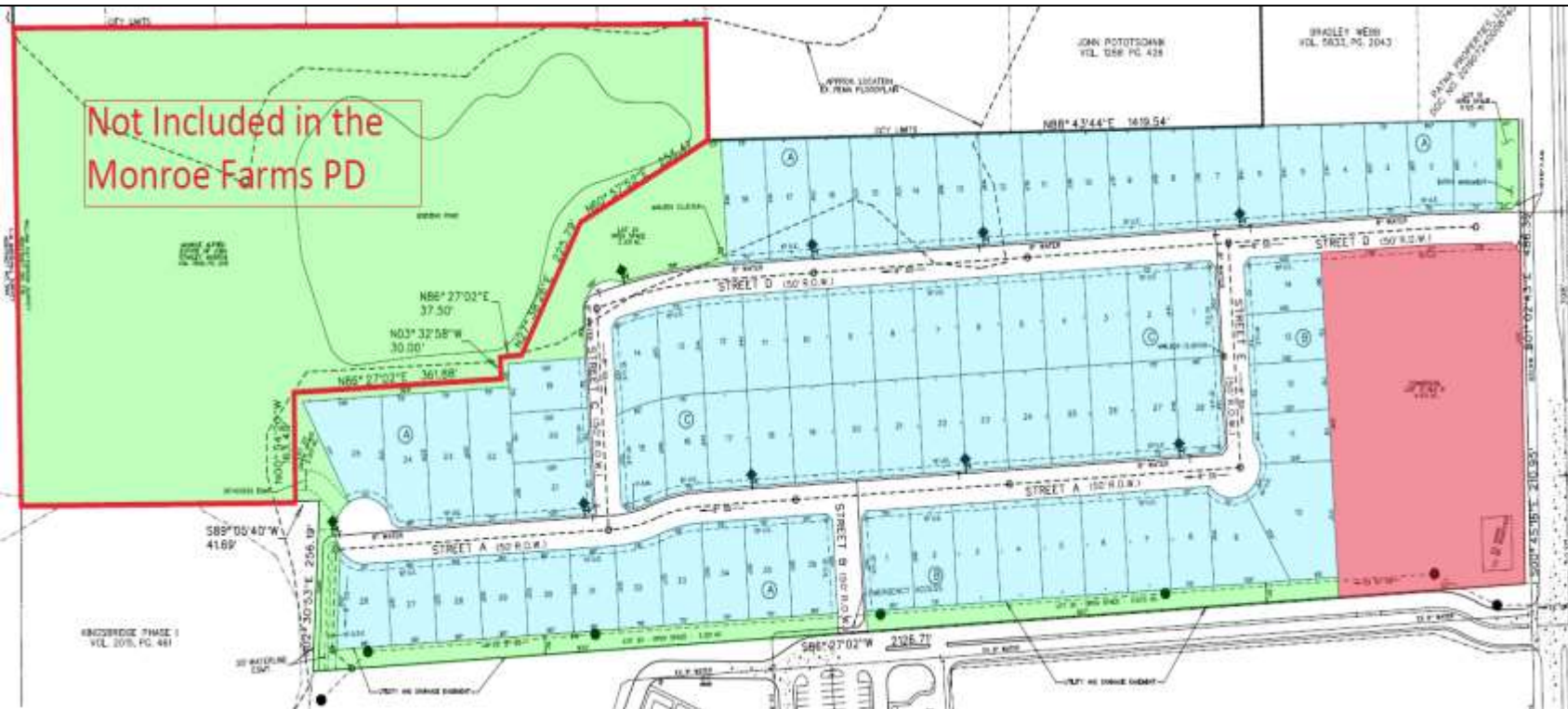
Drainage

- ☐ There were concerns regarding movement of water through the property and lot to lot drainage.




New Zoning Plan

New Zoning Plan

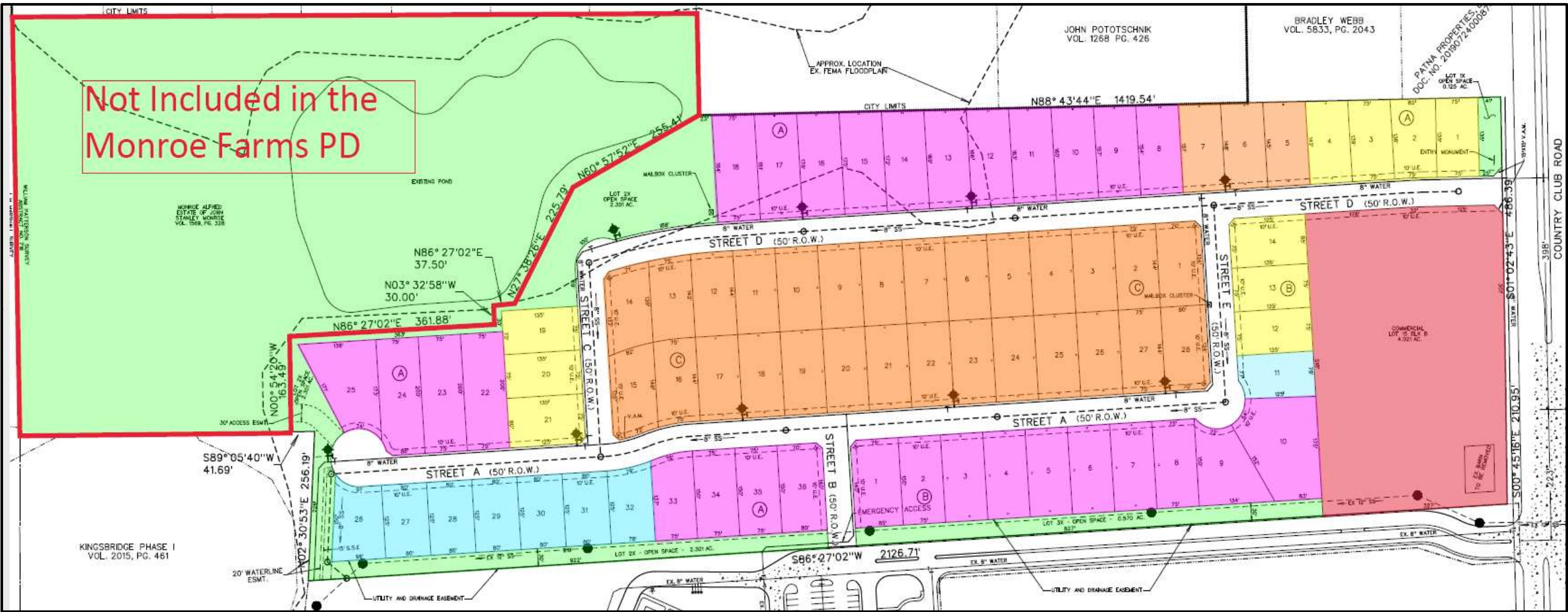


Lot Mix by Square Footage

 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
- Approved unanimously 6-0 by P&Z on 10/4



Lot Mix by Square Footage

- 8 (10,000 – 10,100 SF)
- 10 (10,100 – 10,800 SF)
- 31 (10,800 – 11,250 SF)
- 29 (11,250 SF +)

City Council's Feedback Addressed

Monroe Lake & Parkland Dedication

- ☒ Monroe Lake is not included in the Monroe Farms Planned Development.
- ☒ The Monroe Family will be keeping the back 15 acres with the pond for a family retreat.

Lot Size & Density

- ☒ Minimum 10,000 SF lots
- ☒ 8 - 10,000 SF lots, with the rest being 10,125 SF +
- ☒ Less than 90 lots (78 total lots)

Drainage

- ☒ The Monroe Farms Planned Development Standards specifically states – “Lot to Lot drainage shall not be allowed within the Planned Development.”



Representative Product

Representative Product



Representative Product



Representative Product



Representative Product



Representative Product



Representative Product





END