



Parks and Recreation Board

AGENDA REPORT

Department: Parks and Recreation
Prepared By: Robert Diaz

Account Code: _____

Subject

Consider and act upon parkland dedication for Monroe Development.

Recommendation

Motion to consider the parkland dedication as presented.

Discussion

The applicant is seeking approval for the parkland dedication for the Monroe Development. Skorburg Development is proposing to satisfy parkland dedication requirements by the dedication of parkland and improvements in lieu of funds. This parkland dedication for this development was considered and approved by the Board at the meeting in December 2021. Since that meeting the developer has met with the City Council and the Planning and Zoning Commission on changes to the original proposed plan. The developer will present an updated plan to the Board for consideration.

Previous Dedication:

Per City ordinance, the current parkland dedication requirement is five acres per 100 lots. The minimum parkland dedication for this development in terms of acreage only is 7.1 acres. The proposed development has 142 lots. These would be assessed at \$2,000 per lot unit for a total of \$284,000. The total amount of fees in lieu of development would be \$284,000.

The developer proposes to dedicate a total of 16.9 acres (2.8 acres out of the floodplain) and install approximately 1,925 linear feet of 8' concrete trail within the development and other park amenities such as a playground. The developer also proposes to connect the trail from the Monroe property to Kings Bridge Park located in the northwest corner of the development.

Proposed new dedication:

Per City ordinance, the current parkland dedication requirement is five acres per 100 lots. The minimum parkland dedication for this development in terms of acreage only is 5.65 acres. The proposed development has 113 lots. These would be assessed at \$3,000 per lot unit for a total of \$339,000. The total amount of fees in lieu of development would be \$339,000.

The developer proposes to dedicate a total of 15.9 acres (2.8 acres out of the floodplain) and install approximately 1,250 linear feet of 8' concrete trail within the development and other park amenities such as a playground. The developer also proposes to connect the trail toward the northwest portion of the Monroe property for a future connection that would be made by the City to Kings Bridge Park. The proposed improvement budget by the developer is estimated at \$301,750.

The developer will again within the dedication of 15.9 acres plan to drain the lake due to water impoundment issues with the City of Dallas.

All parkland dedicated to the City would be owned and maintained by the City.