

MONROE FARMS

City Council Work Session

June 28, 2022





Subject Property



Subject Property Location



Subject Property



Parker Road

Country Club Road



History Of The Monroe Family Farm



1950's

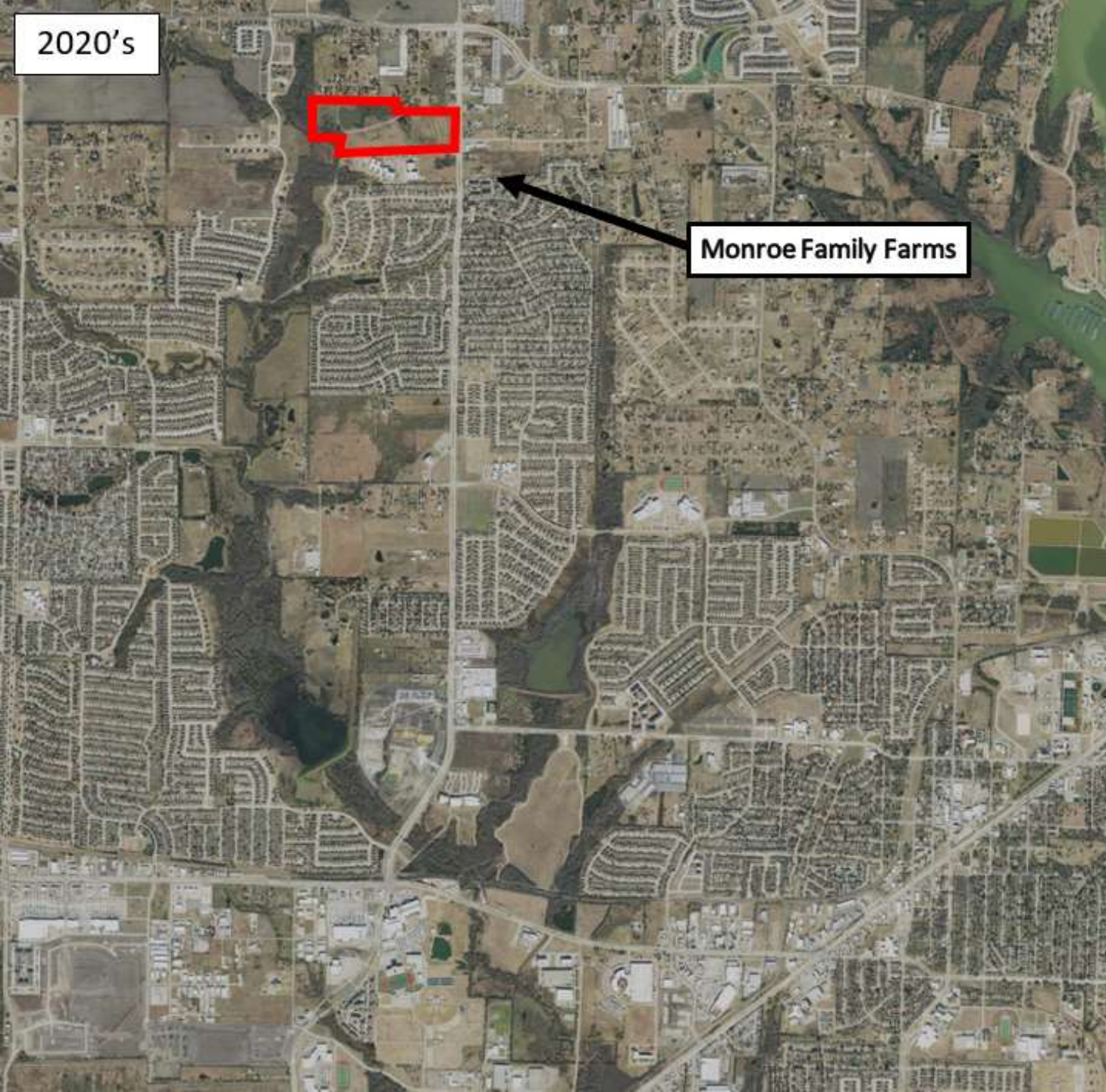


Monroe Family Farms

City Of Wylie

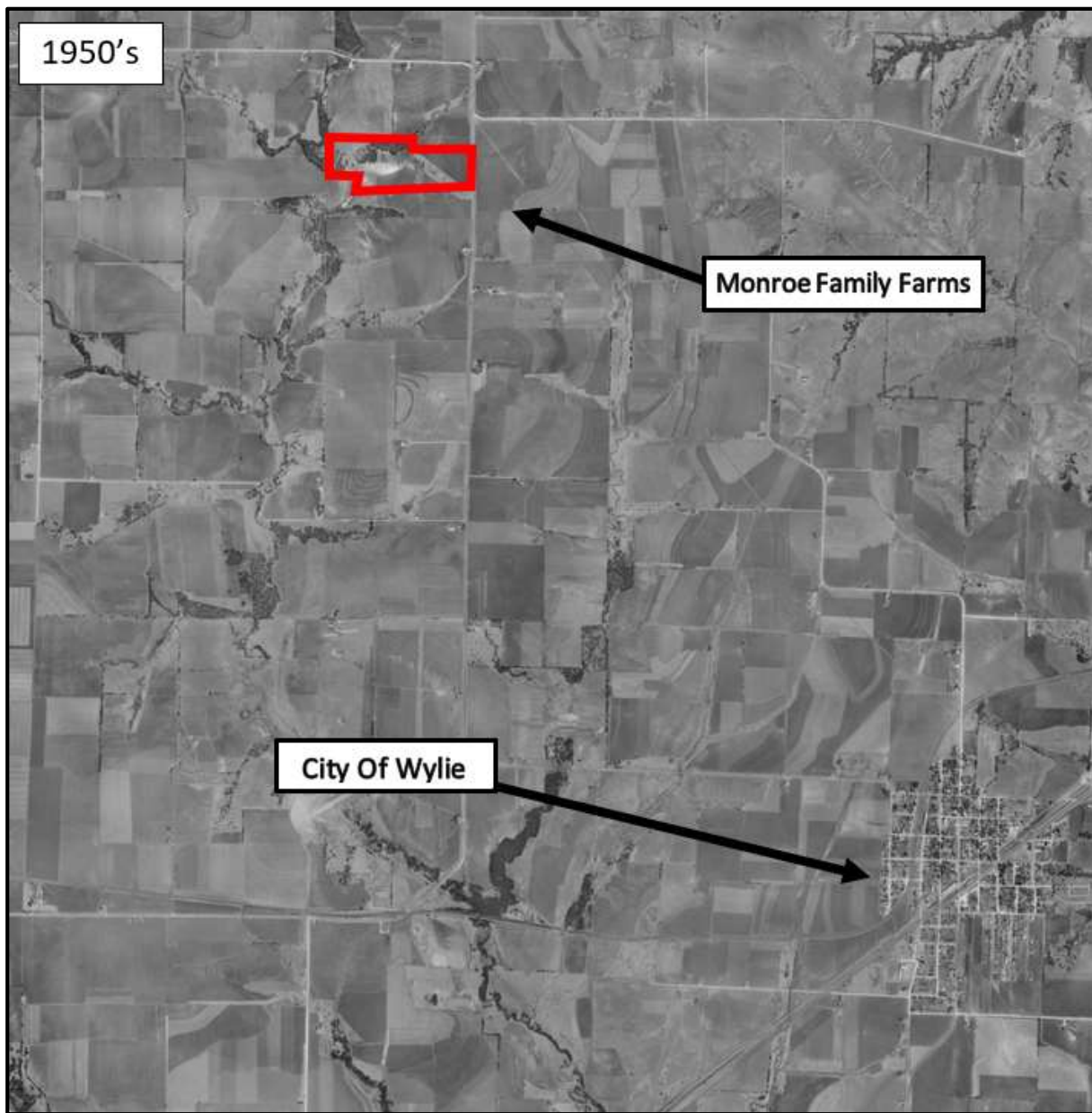
- The Monroe's father purchased the property on a G.I. Bill after WWII in the 1950's
- 1950's Wylie, TX Population – Approximately 1,295

2020's



Monroe Family Farms

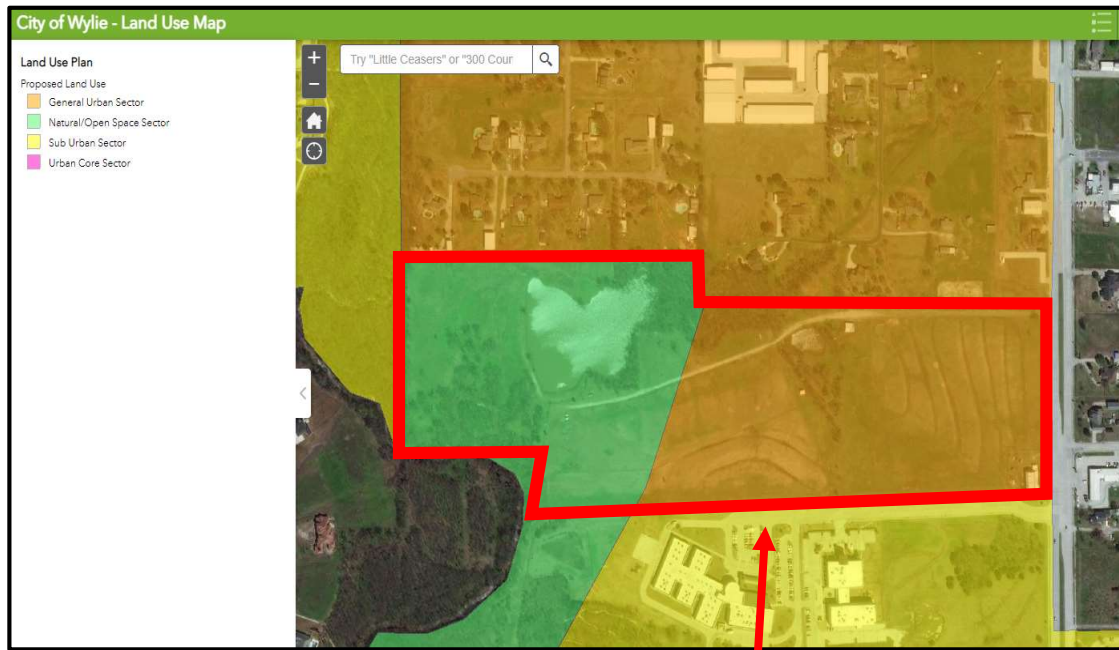
- The property has been in the Monroe's family for over 70 years
- Current Wylie, TX Population – Approximately 59,259





Previous Zoning History

Previous Zoning History

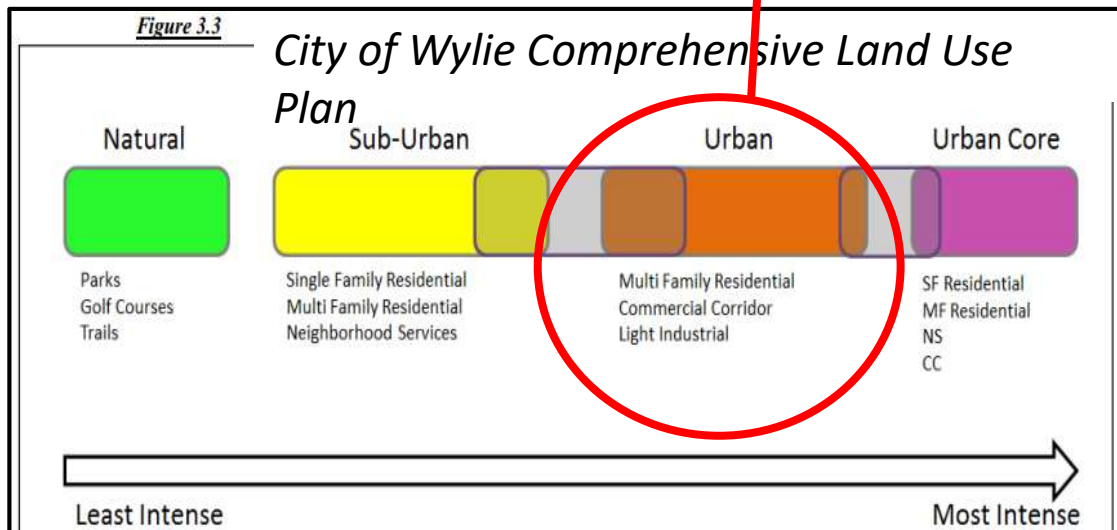


- **2019 – Under Contract to Multi-Family Developer**

- 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



Original Zoning Plan

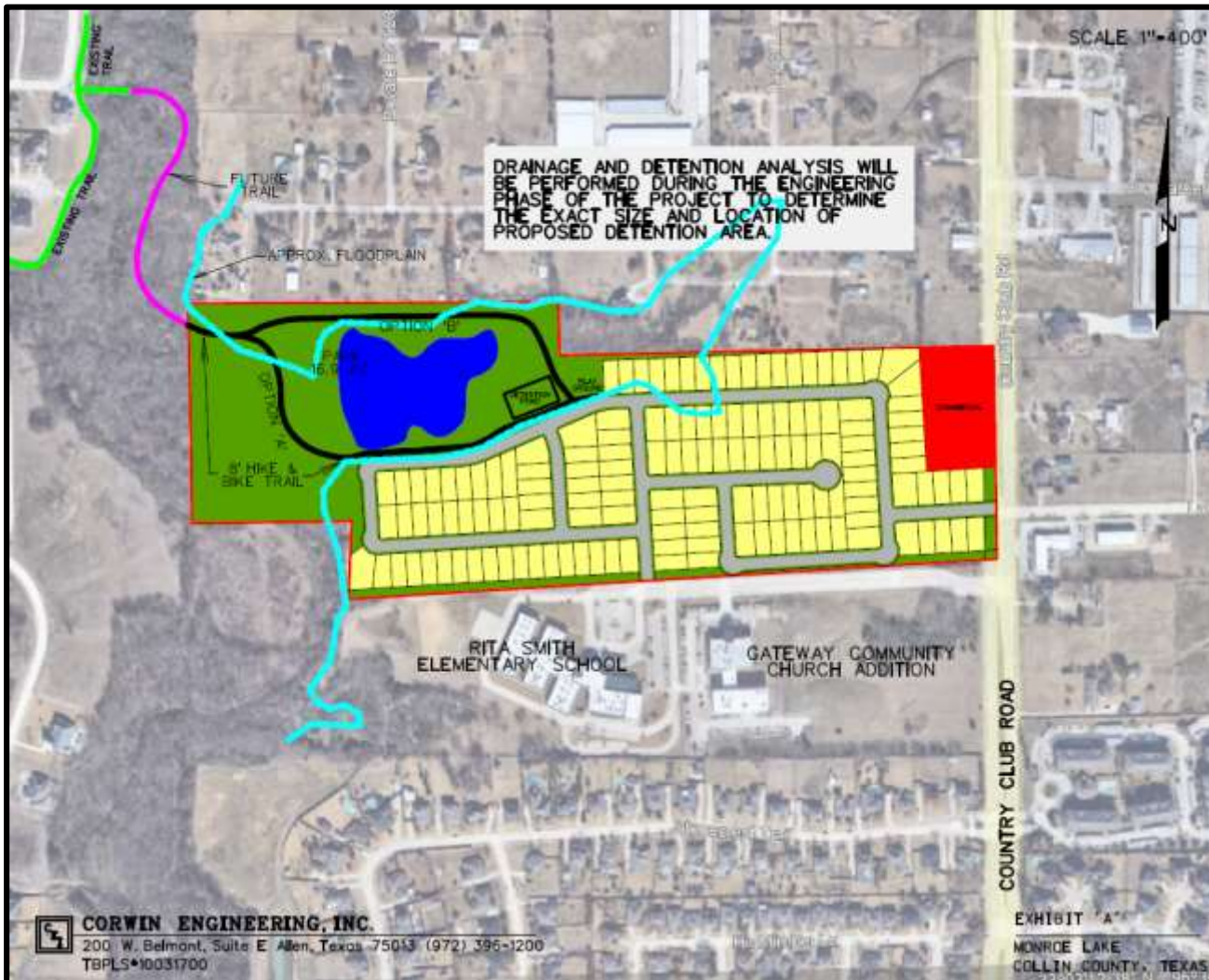
Monroe Farms – Original PD Zoning Plan



- **Number of Units:** 146 Single Family Homes
- **Lot Size:** 50' x 110' (5,500 sf)
- +/- 2.09 Acres - Future Commercial
- +/- 16.9 Acres - Park

Parks & Recreation Board Meeting

Monroe Farms – Parks & Recreation Board Meeting



- Obtained Parks & Recreation Board Approval on December 13th 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

Work Session

Work Session Recap

- Attended the January 25th City Council Work Session & February 15th 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



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.



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.

Revised Zoning Plan

Monroe Farms – Revised Zoning Plan

- **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



Lot Mix by Square Footage

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

NEW PLAN

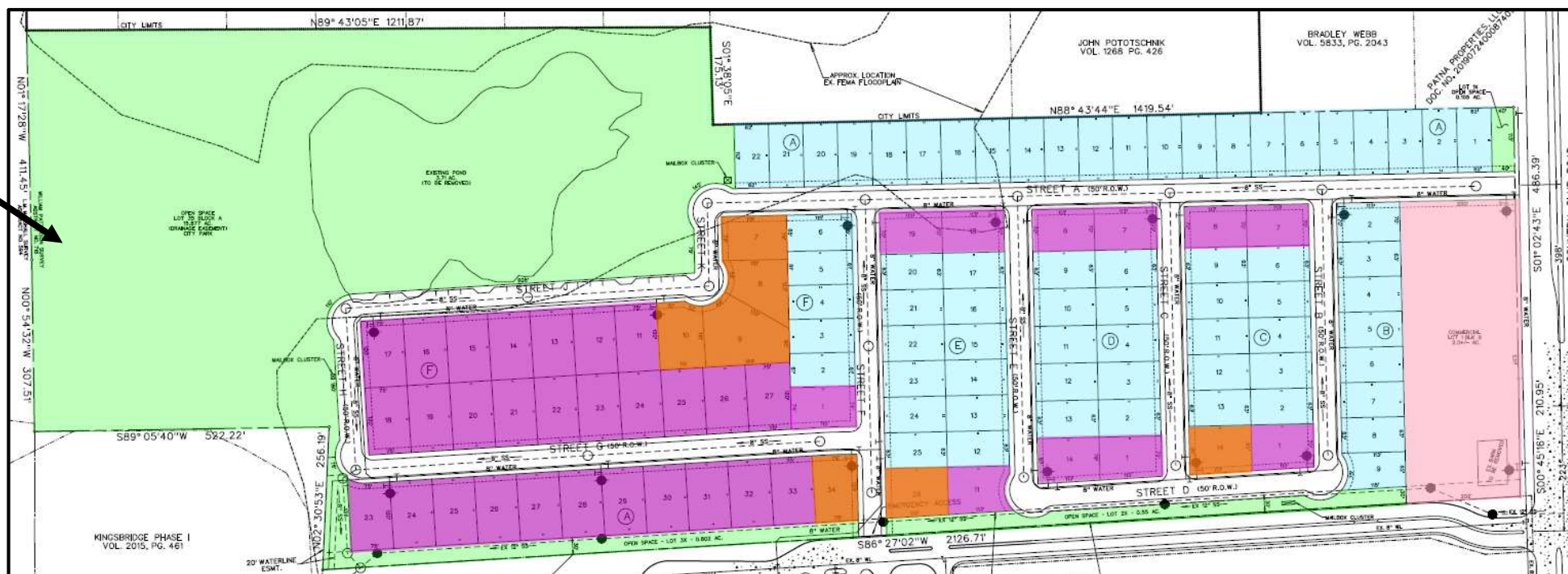
113 Lots

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



Concerns Addressed

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

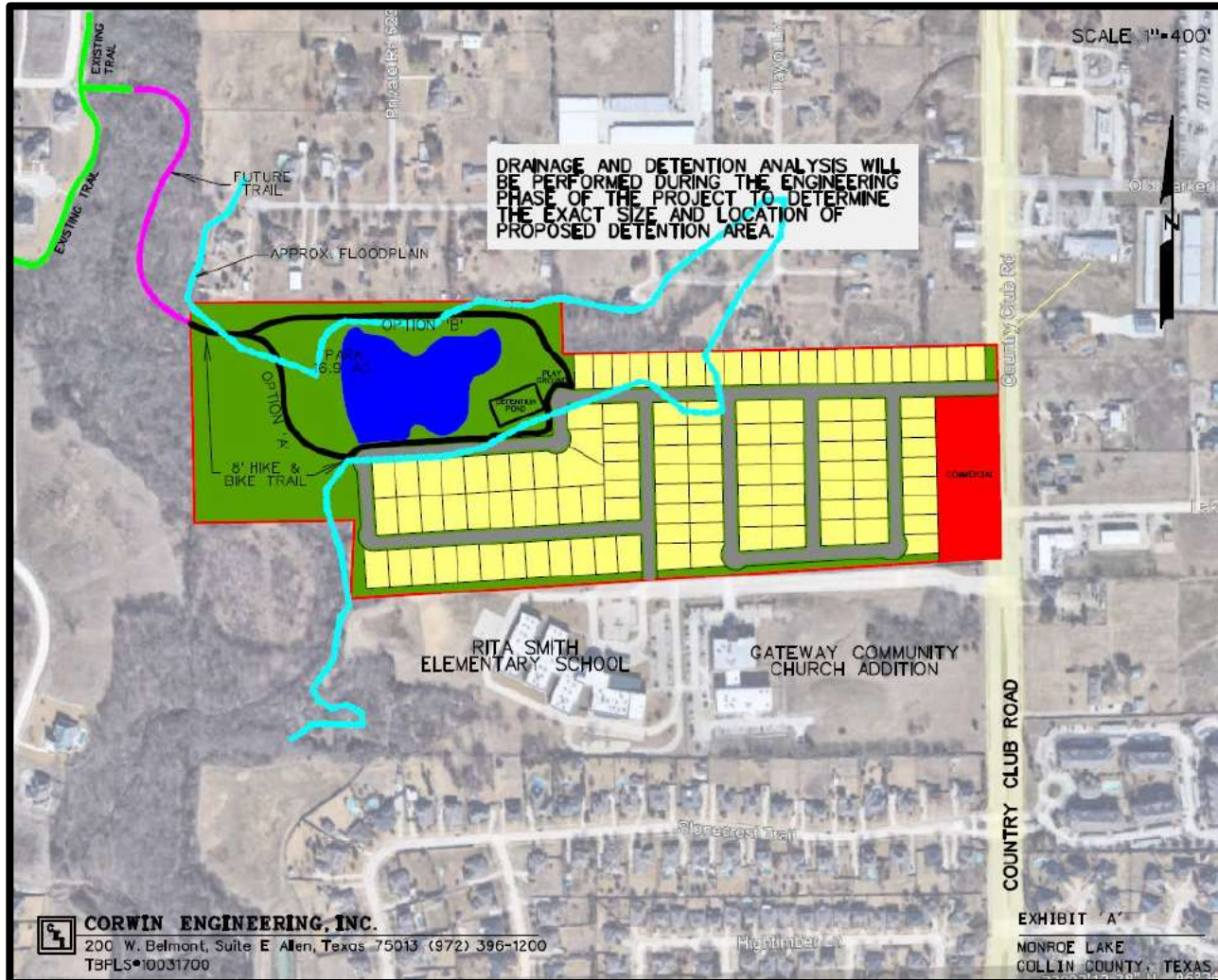
- ☑ Moved the Country Club Rd entrance north and shifted the commercial south.
- ☑ Provided additional commercial frontage along Country Club Rd.
- ☑ Increased lot size from all 50' lots to a mix of 62' & 75' lots.
- ☑ Reduced the lot count by 33 Lots.



Parks & Recreation Board Meeting

Monroe Farms – Parks & Recreation Board Meeting

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



Planning & Zoning Meeting

Monroe Farms – Planning & Zoning Meeting

- Approved by P&Z at the April 5th 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)

City Council Meeting

Monroe Farms – City Council Meeting

- Denied by City Council at the April 26th meeting
 - Too many variances
 - Property should be a park with commercial on the front
 - Vote was 6-1



Lot Mix by Square Footage

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

Emerald Vista PD Variances

	SF – 10/24	Emerald Vista – PD	Variances
Lot Size (minimum)			
Lot Area (sq. ft.)	10,000	6,325	☑
Lot Width (feet)	75	1/3 – 55 1/3 – 60 1/3 – 65	☑
Lot Width of Corner Lots (feet)	90	60	☑
Lot Depth (feet)	100	100	
Dwelling Regulations			
Maximum Square Footage	2,400	2,000	☑
Yard Requirements – Main Structures			
Front Yard (feet)	25	20	☑
Side Yard (feet)	10	5	☑
Side Yard of Corner Lots (feet)	25	10	☑
Rear Yard (feet)	25	15	☑
Lot Coverage	45%	50%	☑
Height of Structures			
Main Structure (feet)	40	40	

Birmingham Bluffs PD Variances

	SF – 10/24	Birmingham Bluffs – PD	Variances
Lot Size (minimum)			
Lot Area (sq. ft.)	10,000	5,500	✓
Lot Width (feet)	75	50	✓
Lot Width of Corner Lots (feet)	90	55	✓
Lot Depth (feet)	100	100	
Dwelling Regulations			
Maximum Square Footage	2,400	Max 20% - 1,800 Min 30% - 2,000 Min 50% - 2,200	✓
Yard Requirements – Main Structures			
Front Yard (feet)	25	20	✓
Side Yard (feet)	10	5	✓
Side Yard of Corner Lots (feet)	25	10	✓
Rear Yard (feet)	25	Min 90% - 15 Max 10% - 10	✓
Lot Coverage	45%	65%	✓
Height of Structures			
Main Structure (feet)	40	40	

Monroe Farms PD Variances

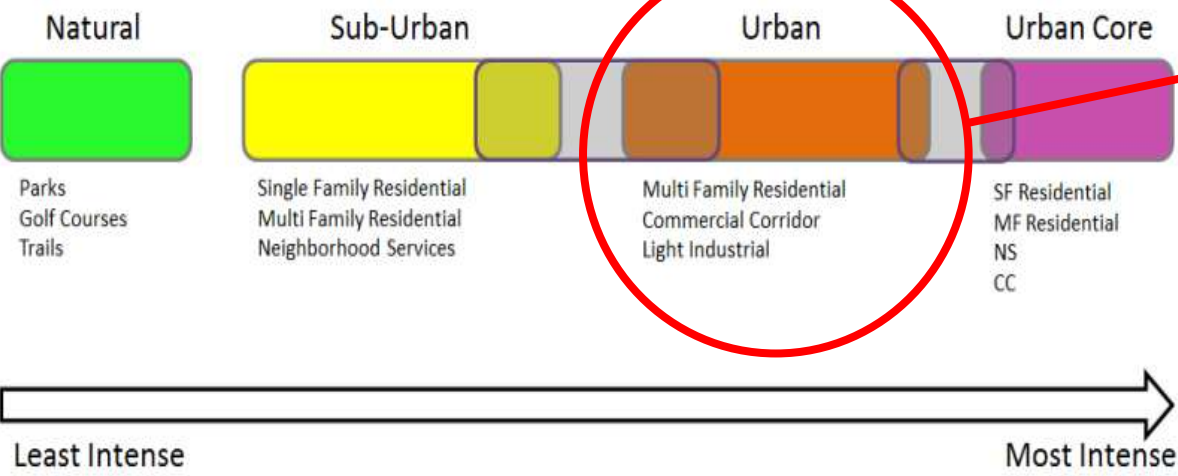
	SF – 10/24	Monroe Farms – PD	Variances
Lot Size (minimum)			
Lot Area (sq. ft.)	10,000	7,000	<input checked="" type="checkbox"/>
Lot Width (feet)	75	60	<input checked="" type="checkbox"/>
Lot Width of Corner Lots (feet)	90	65	<input checked="" type="checkbox"/>
Lot Depth (feet)	100	100	
Dwelling Regulations			
Maximum Square Footage	2,400	Max 20% - 1,800 Min 30% - 2,000 Min 50% - 2,200	<input checked="" type="checkbox"/>
Yard Requirements – Main Structures			
Front Yard (feet)	25	20	<input checked="" type="checkbox"/>
Side Yard (feet)	10	5	<input checked="" type="checkbox"/>
Side Yard of Corner Lots (feet)	25	10	<input checked="" type="checkbox"/>
Rear Yard (feet)	25	10	<input checked="" type="checkbox"/>
Lot Coverage	45%	75%	<input checked="" type="checkbox"/>
Height of Structures			
Main Structure (feet)	40	36	

Current Future Land Use

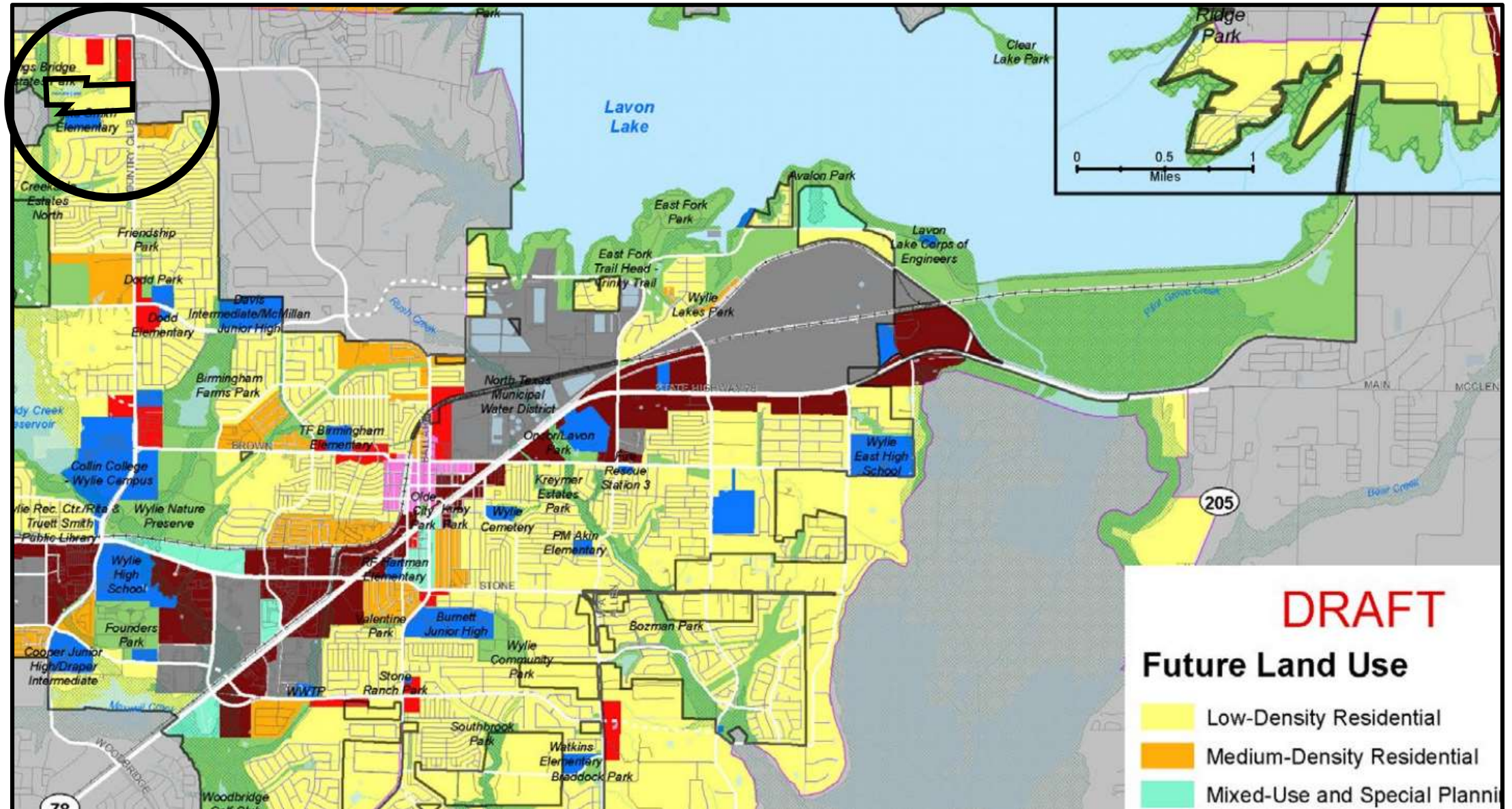


Figure 3.3

City of Wylie Comprehensive Land Use Plan



Revised New Future Land Use Draft





Lot Mix by Square Footage

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



END



Appendices



Representative Product



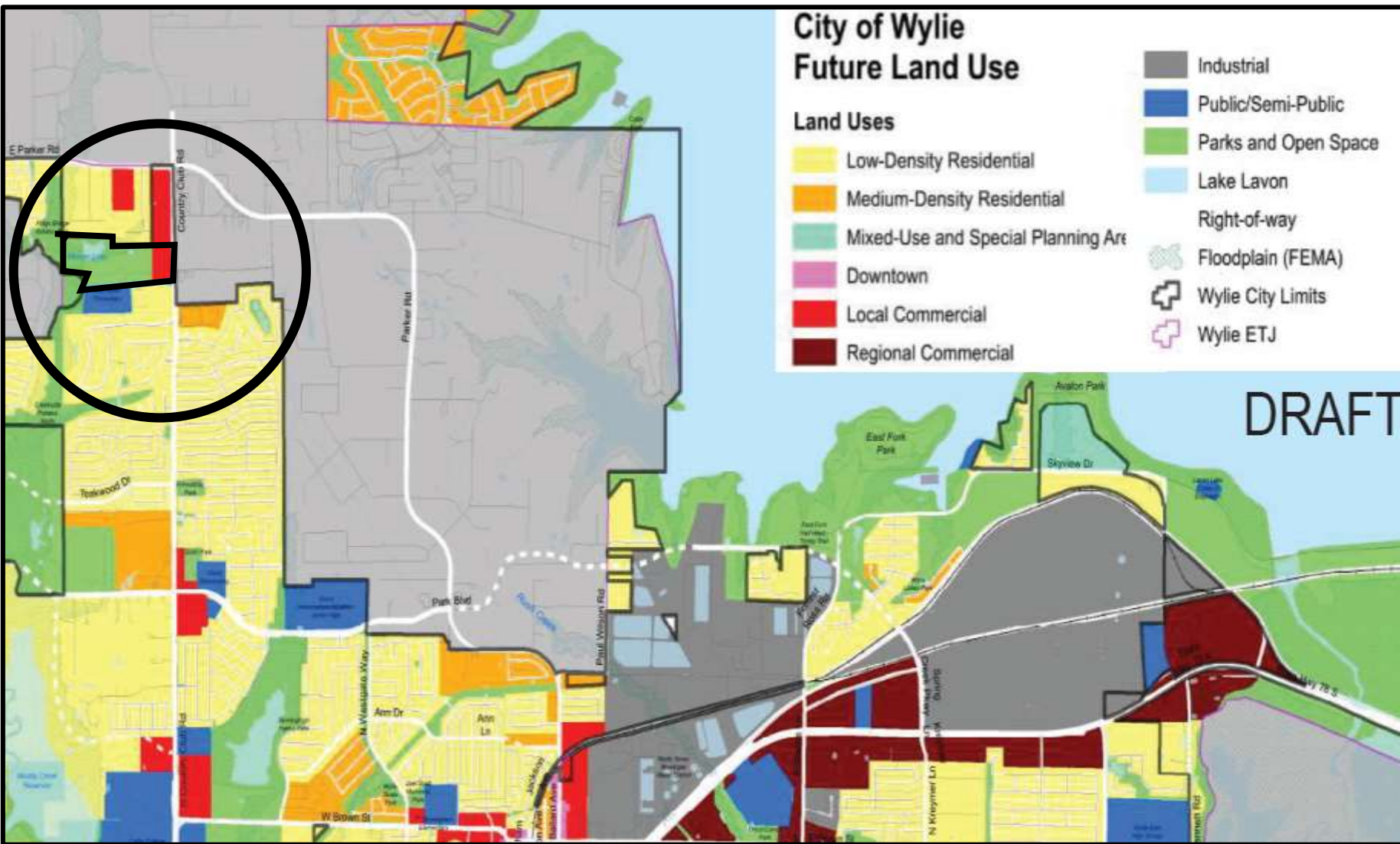
Representative Product



Representative Product



New Future Land Use Draft



- Monroe Family & Developer not aware of new future land use changing

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

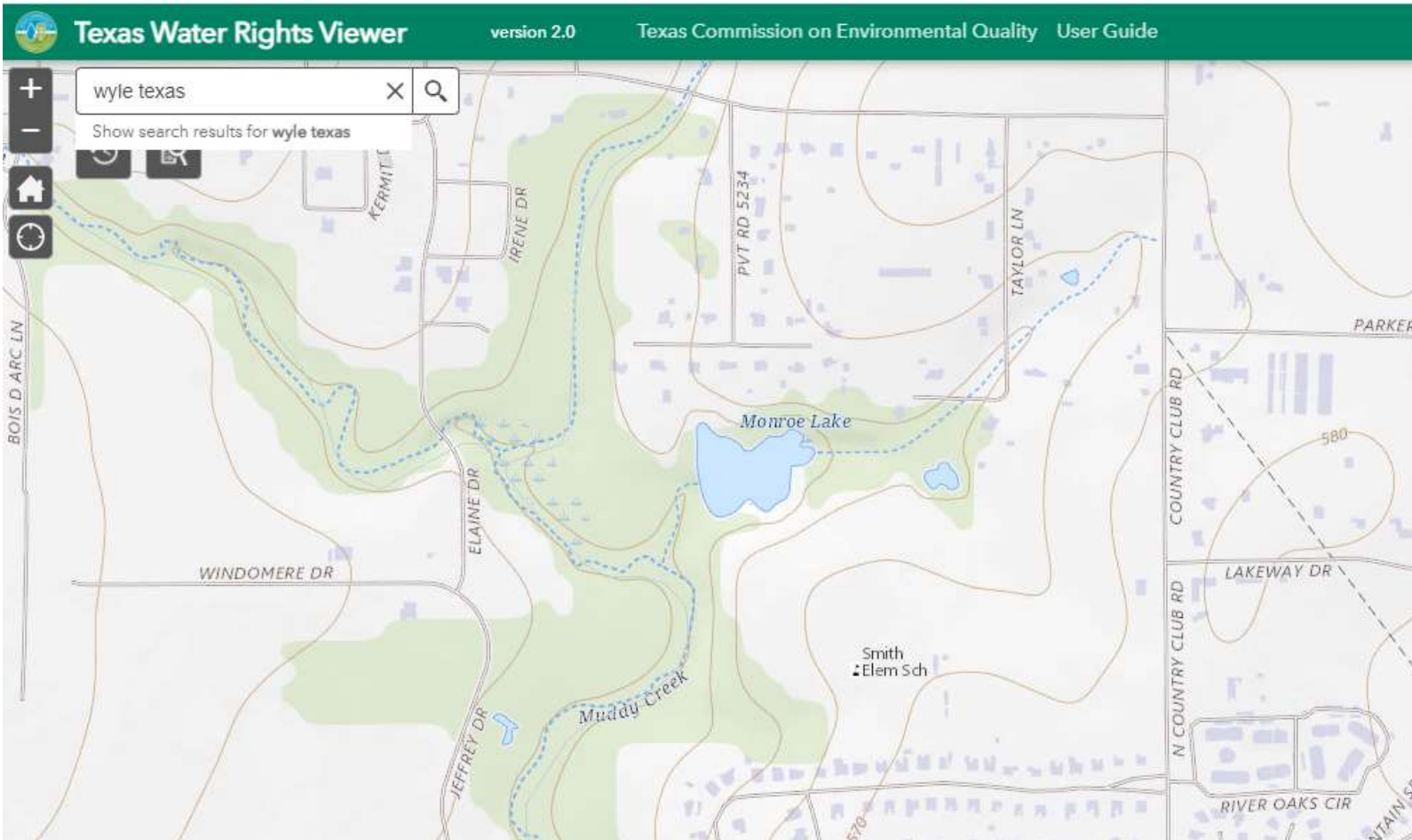
Min of 30% of the lots – 2,000 sf

Min of 50 % of the lots – 2,200 sf



Monroe Lake

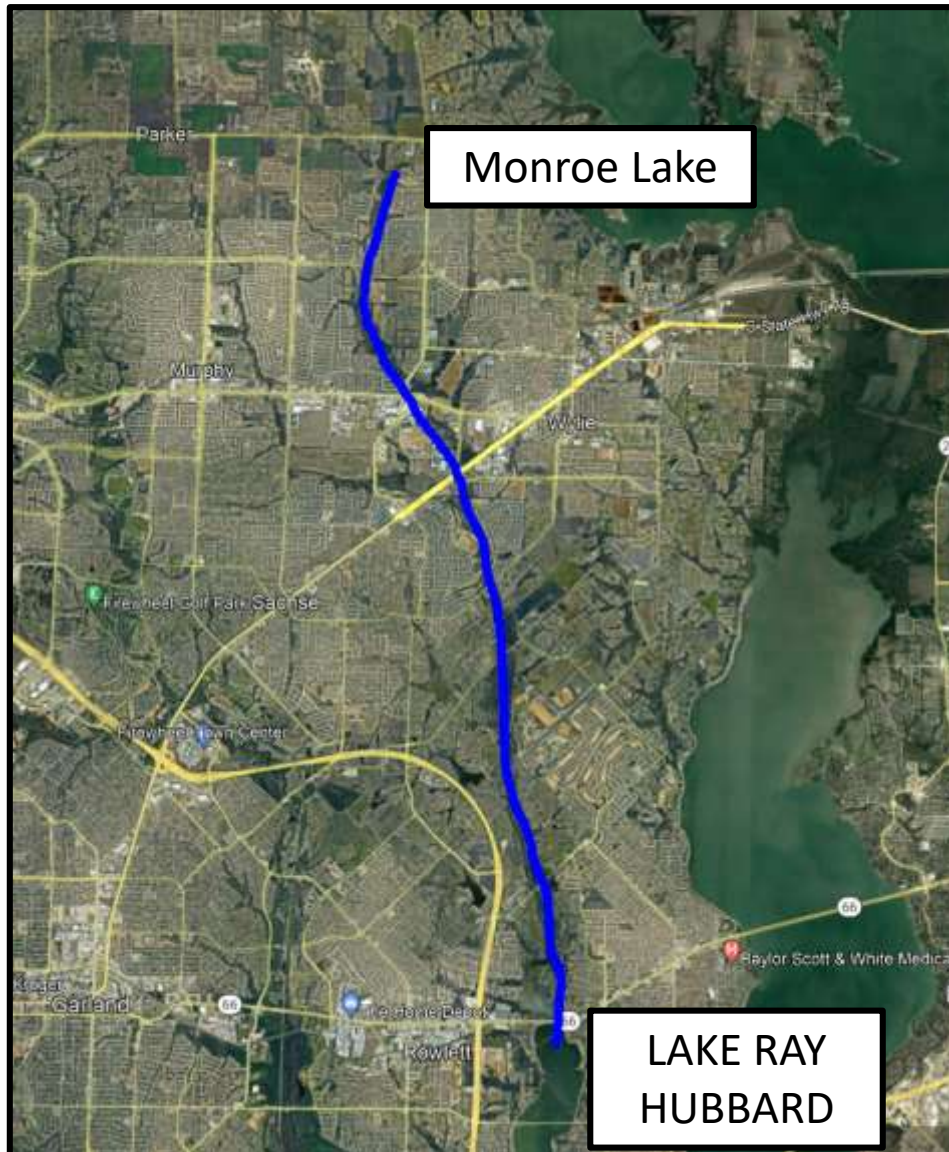
Monroe Lake History



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.



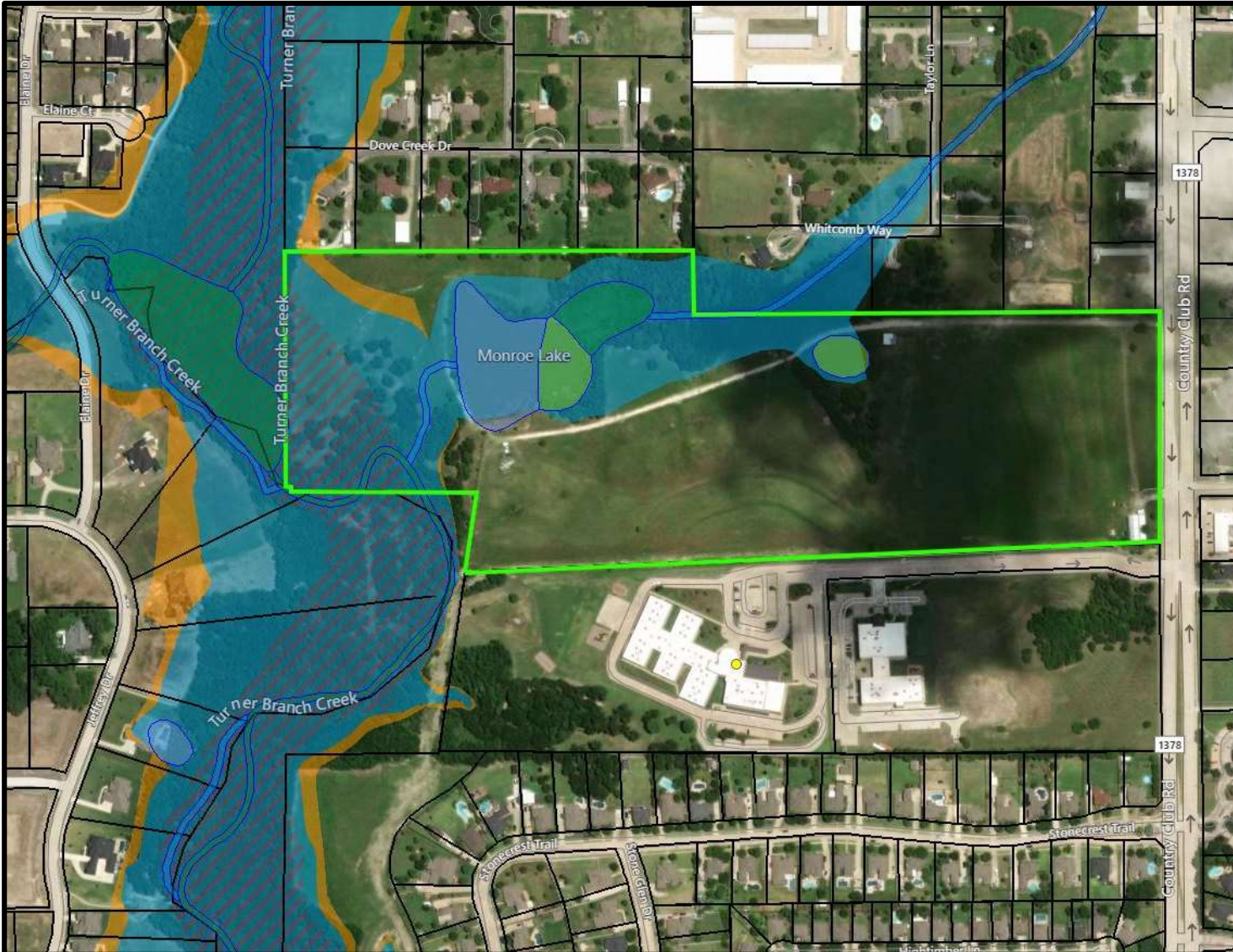
Denis W. Qualls, P.E., D. WRE.
Senior Program Manager, Planning
City of Dallas | DallasCityNews.net
Dallas Water Utilities
[1500 Marilla Street, 4AS](https://www.dallaswaterutilities.com)
[Dallas, TX 75201](https://www.dallaswaterutilities.com)
O: (214) 670-3843
denis.qualls@dallascityhall.com



****OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.****

- 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:

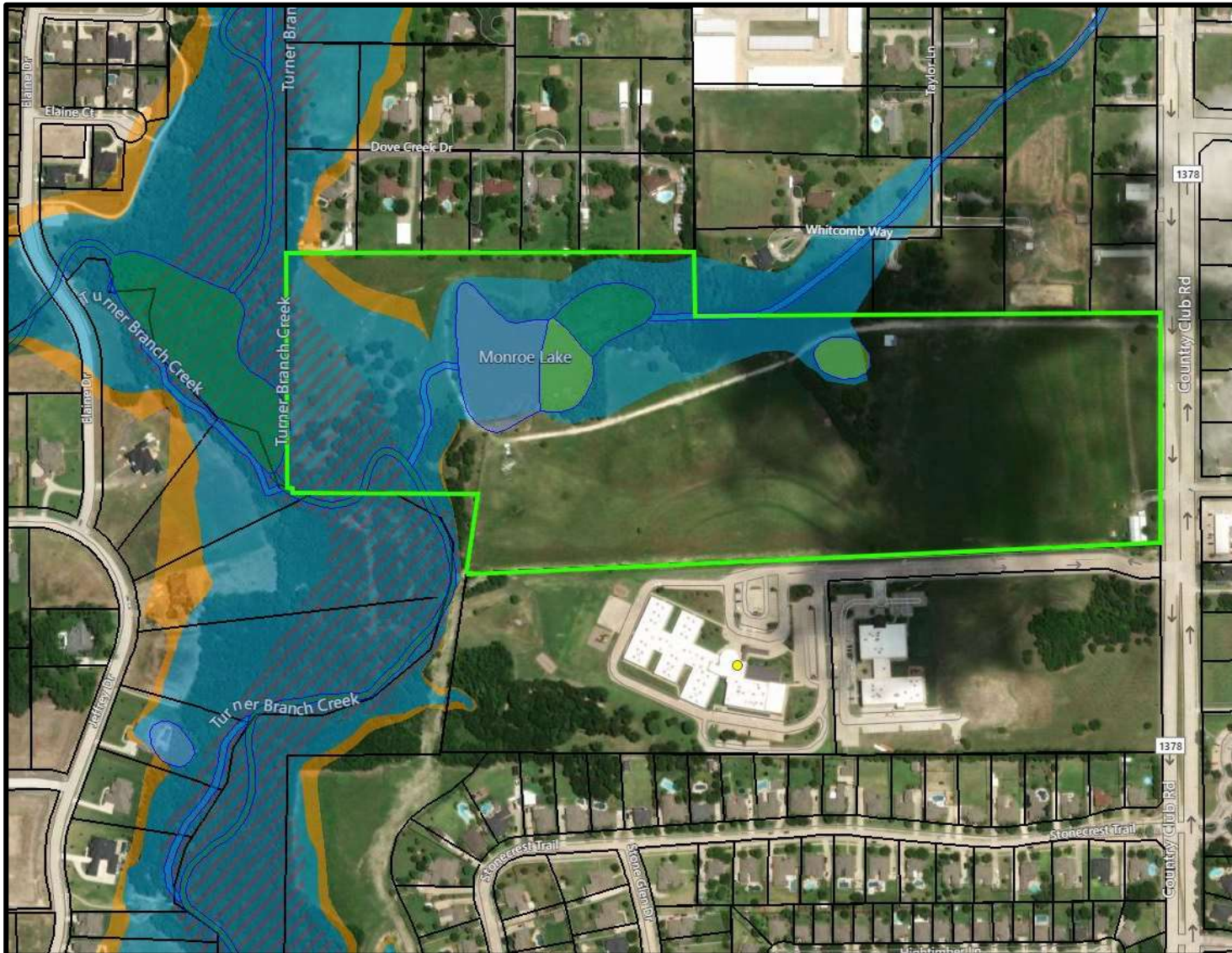
- Impoundment Process
- Legal Fees
- Dam Analysis
- Provide 2nd Water Source
 - NTMWD and Dallas Not Options
 - Drill Water Well
- Cost to Convert Lake
- Future Maintenance Cost

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

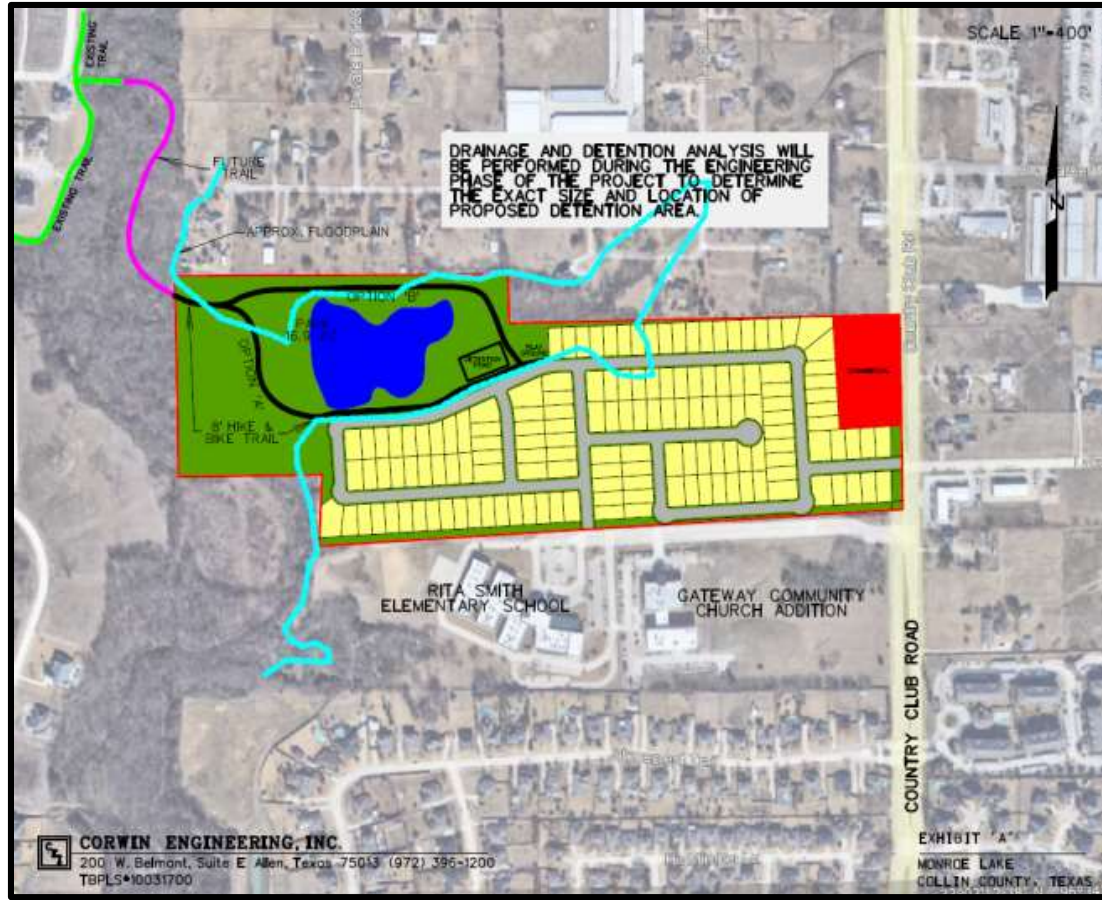
43



43

- 43

Dedication and Improvements in Lieu of Fee



PARK DEDICATION & IMPROVEMENTS

Date: 3-21-2022

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

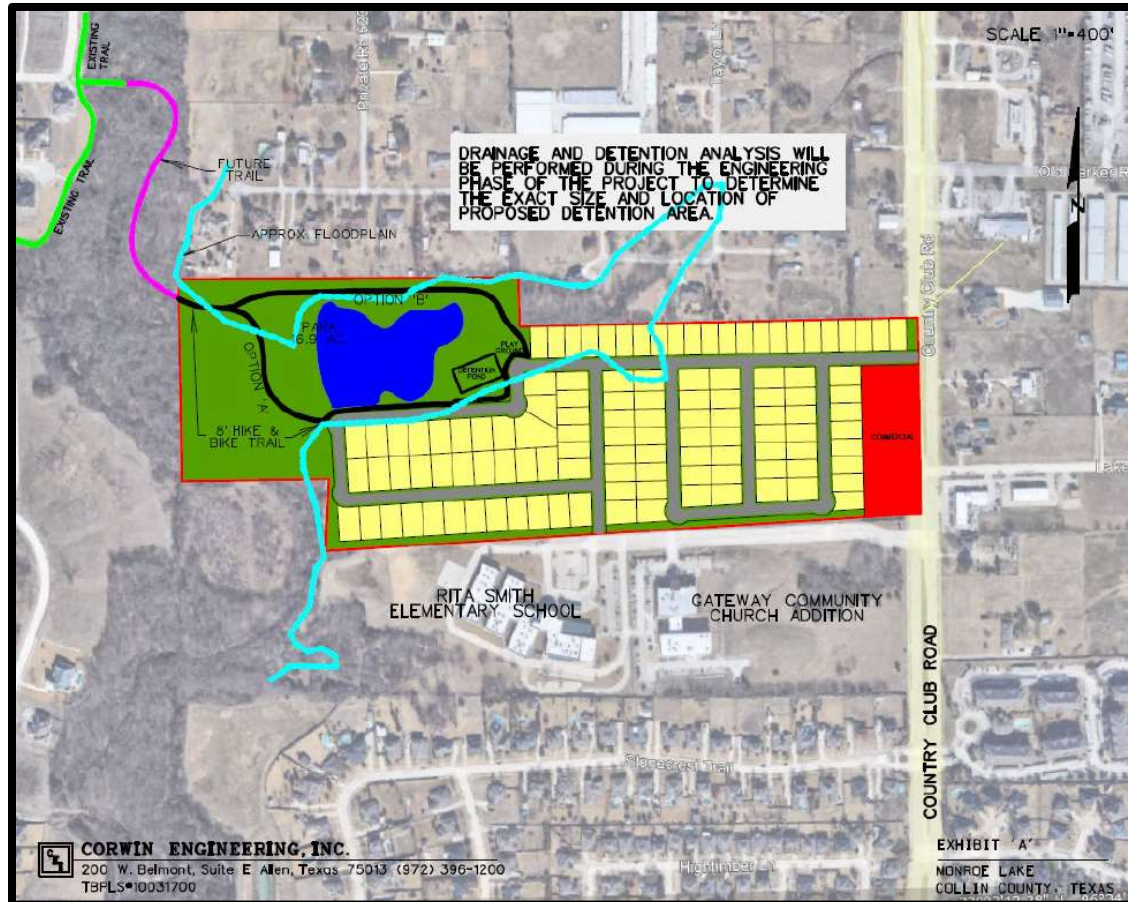
Park Land Dedication	2.8	Acres
Park Land Dedication in Flood Plain	13.1	Acres
Total Park Land Dedication	15.9	Acres
Total Park Land Dedication	15.9	Acres
City Required Park Dedication	5.6	Acres
Total Park Land Dedication in Excess of Requirement	10.3	Acres

Note:

Developer to install park and trail improvements

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

Projected Improvement Value



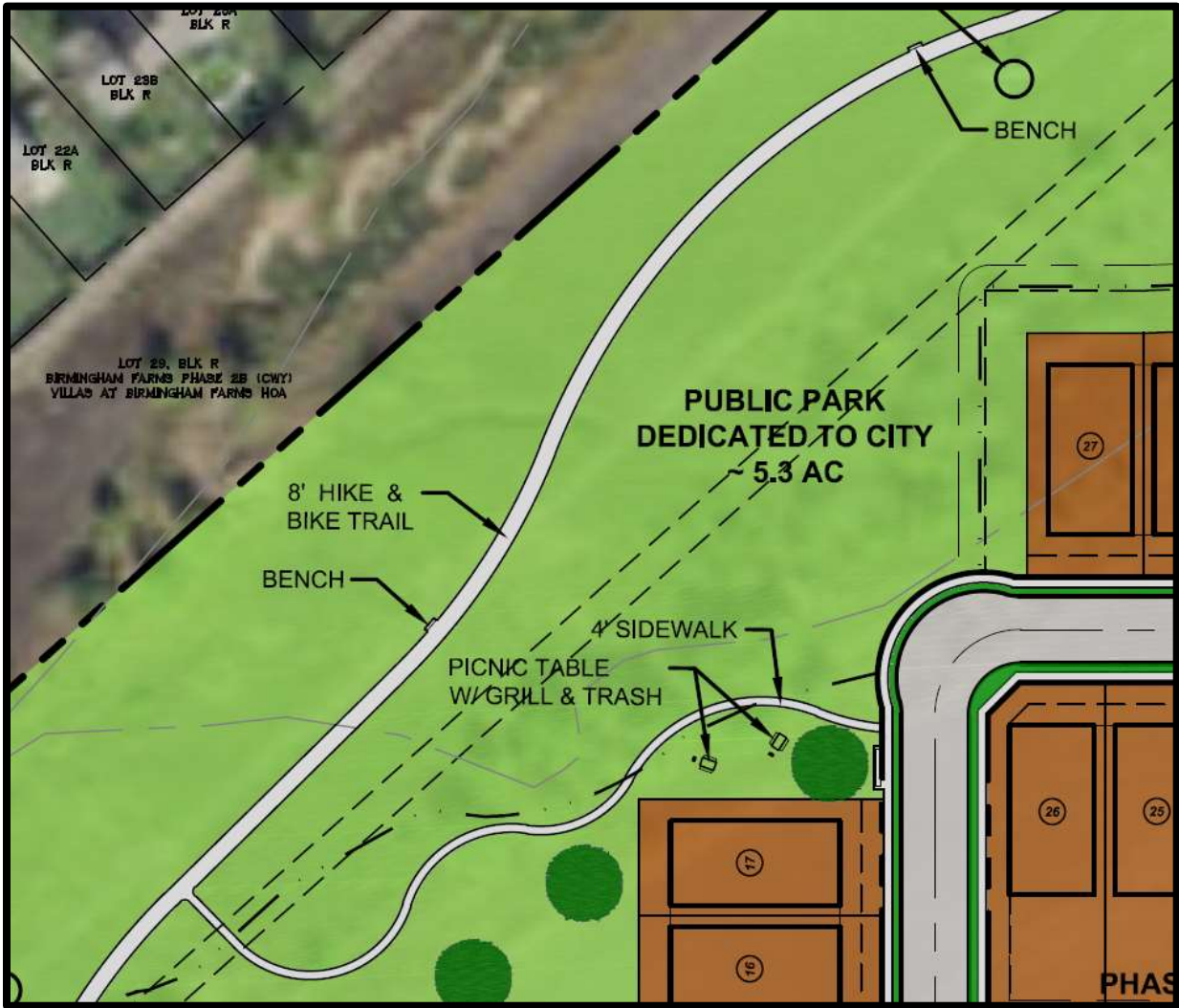
MONROE PARK & TRAIL COST PROJECTION							
Date: 3/21/2022							
DESCRIPTION	Quantity	UNIT	PRICE	TOTAL COST			
6" Concrete Hike and Bike Trail 8' Wide - 1,250 LF Max	10,000	SQ. FT.	\$ 6.50	\$ 65,000			
6" Concrete Pads for Benches and Tables along Trail	500	SQ. FT.	\$ 6.50	\$ 3,250			
Handicap Ramps	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 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.	\$ 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

