

Monroe Lake

City Council Meeting
City of Wylie
July 27th, 2021

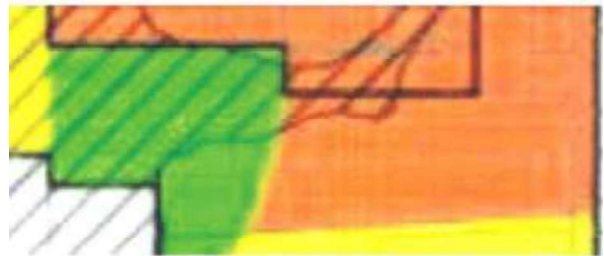
Monroe Lake Location Map





Future Land Use Plan

- General Urban Corridor
 - Multi Family Residential
 - Commercial Corridor
 - Light Industrial
- Natural Open Space Sector
 - Land to be dedicated to Wylie Park Department



Land Use Plan
Proposed Land Use

- General Urban Sector
- Natural/Open Space Sector
- Sub Urban Sector
- Urban Core Sector



CAPSTAR Real Estate Advisors

Monroe Lake Townhomes
Wylie, TX

CONCEPTUAL SITE PLAN

1 STORY SINGLE FAMILY

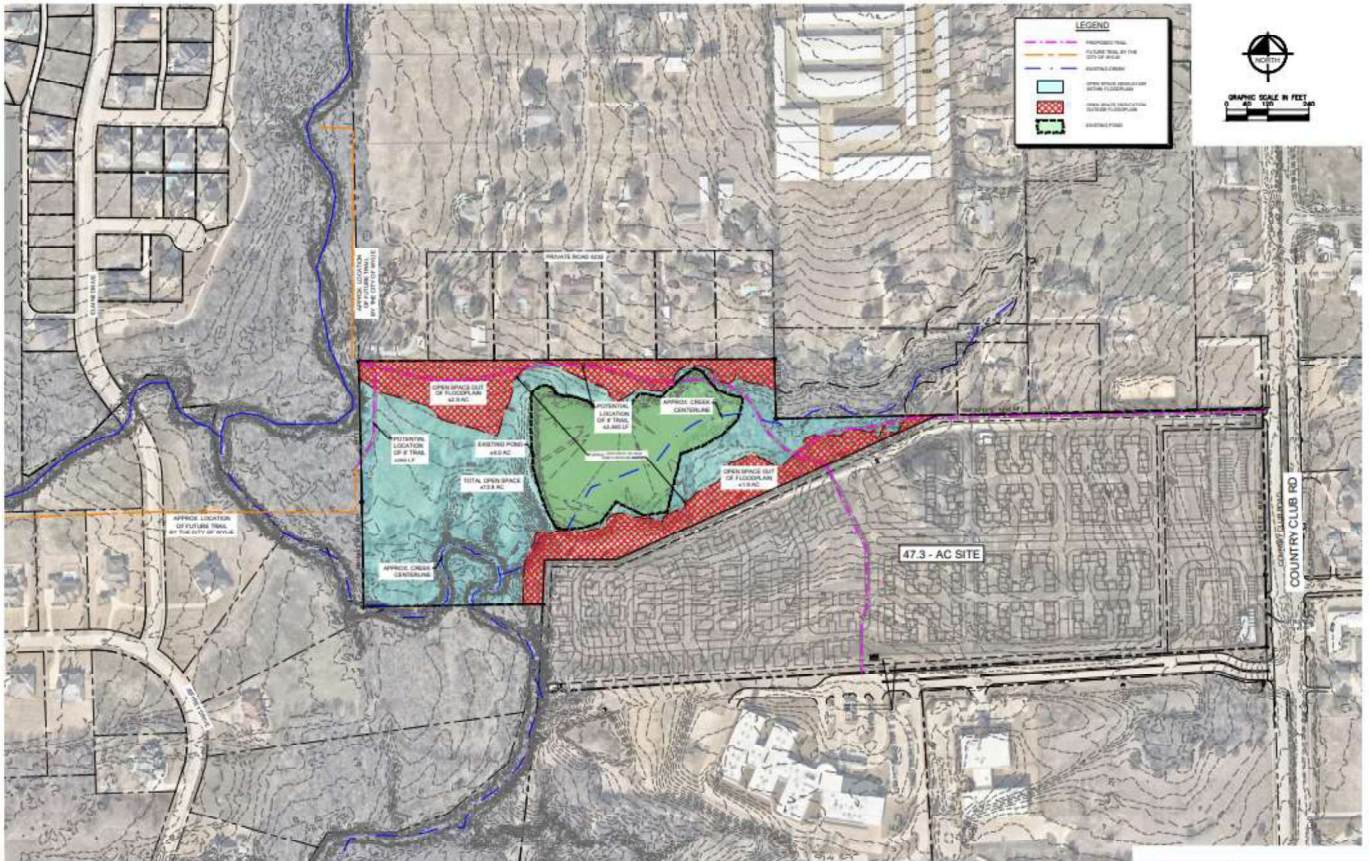


2 STORY SINGLE FAMILY



TOWNHOMES





MONROE WYLIE PUBLIC TRAIL EXHIBIT
MAY 2021

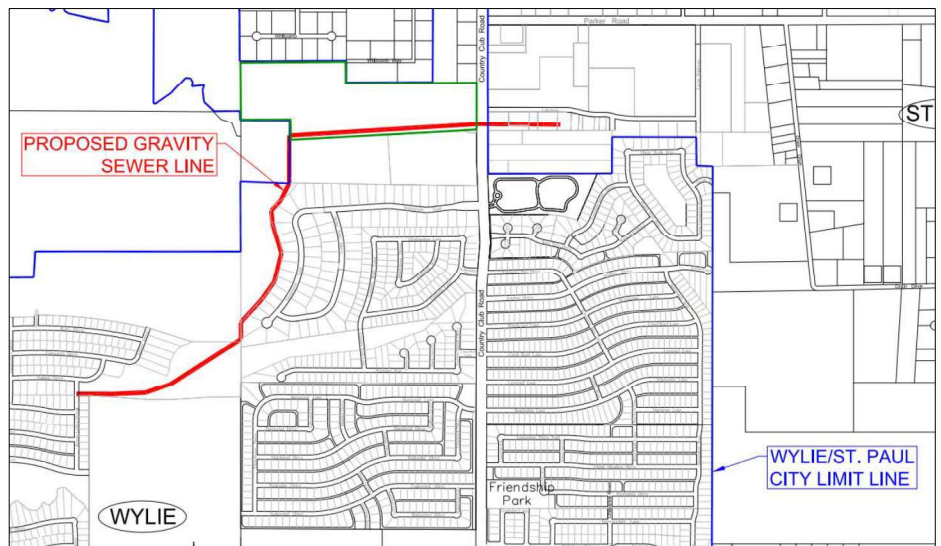


Comments/Questions From P&Z Meeting

- Sanitary Capacity
- Drainage
- Traffic
- School Impact

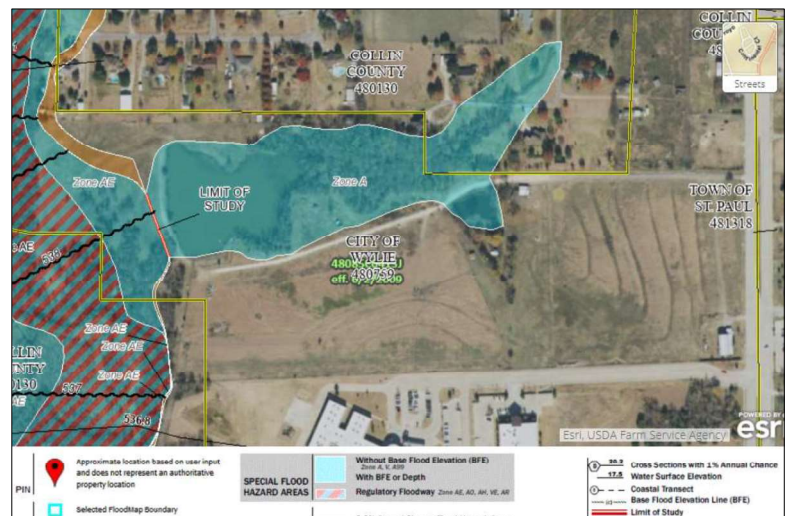
Sanitary

- A new 12" gravity sanitary sewer main was approved for construction in July 2018 and will serve the Monroe Lake Site
- The Monroe family gave the City a 20' easement to allow the sewer line to run through their property



Drainage

- The City of Wylie's Storm Drainage Ordinance will require a drainage study with design plans to show that the proposed development will not increase flows downstream and cause flooding to any neighbors. We must follow the City's Ordinance, which specifically states:
 - "No alteration of the channel or adjacent flood plain will be permitted which could result in any degree of increased flooding to other properties, adjacent, upstream, or downstream"
 - "Alterations of the flood plain shall not create an erosive water velocity on or off site."
 - "A hydraulic study that illustrates no adverse conditions are created downstream as a result of development" will be submitted with engineering plans.
- If the study shows that there will be an increase in floodplain, we will be required to provide on-site stormwater detention, per the Ordinance.



Traffic

- A Traffic Impact Analysis (TIA) was prepared by Kimley-Horn. The study used the traffic counts from the previous zoning case in 2018 and then factored them based on surrounding growth rates to analyze traffic for years 2024 and 2029
- The study included a 3,000 SF drive-thru restaurant, which is the highest traffic use, to be conservative
- The site's driveways provide the appropriate level of access for the development, and no vehicular connection to the school is proposed

School Impact

- School District Strategies (SDS) was engaged to perform a potential Student Yield Analysis based on the proposed development
- SDS is the official demographer for the Wylie Independent School District
- The analysis determined that the new development would yield at a maximum 55 Wylie ISD students at build-out
- This results in a yield of .22 students per dwelling unit
- As a comparison, for-sale single family developments yield .75 students per dwelling unit

