

Wylie Parks and Recreation Board

Special Meeting

May 4, 2021 - 6:00 PM

(To take place prior to the Planning and Zoning Meeting)

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



A QUORUM OF THE PLANNING AND ZONING COMMISSION MAY OR MAY NOT BE PRESENT FOR THE MEETING. NO VOTES OR FORMAL ACTION OF THE PLANNING AND ZONING COMMISSION WILL BE TAKEN DURING THIS MEETING.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address the Board regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. The Board requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, the Board is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

REGULAR AGENDA

1. Consider and act upon the parkland dedication for the ParcHaus Development.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on April 30, 2021 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972-516-6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Parks and Recreation Board should determine that a closed or executive meeting or session of the Board or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Parks and Recreation Board at the date, hour and place given in this notice as the Parks and Recreation Board may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.

- § 551.072 – Discussing purchase, exchange, lease or value of real property.
- § 551.073 – Discussing prospective gift or donation to the City.
- § 551.076 – Discussing deployment of security personnel or devices or security audit



Parks and Recreation Board

AGENDA REPORT

Department: Parks and Recreation
Prepared By: Robert Diaz

Account Code: _____

Subject

Consider and act upon the parkland dedication for the ParcHaus Development.

Recommendation

Motion to consider and act upon the parkland dedication for the ParcHaus Development.

Discussion

The Applicant is seeking approval for the parkland dedication for the ParcHaus Planned Development. Provident Realty Advisors is proposing to satisfy parkland dedication requirements by constructing parkland improvements and dedicating parkland.

Per current City ordinance, this is an apartment development that would be required to pay \$800 per unit. The development is proposed to have 194 units that would equate to \$155,200 in parkland dedication fees.

Typically, apartment developments would pay only parkland dedication fees, but this development is in close proximity to two current parks: Oncor Park and Kreymer Estates Park. The developer is proposing to develop 2-4 acres of parkland along the creek between Oncor Park and the proposed development. The developer would install trail along the creek, amenities such as benches, playground, and also add a trail crossing at Brown Street connecting the new trail to Kreymer Estates Trail. The trail connection would not only connect the new development to Kreymer Estates Trail it would also connect Highway 78 to Brown Street. The developer is proposing to spend \$315,220 on this project and dedicate the parkland to the City. The developer is also proposing to maintain the trail and parkland.

parcHAUS Wylie Parkland Improvement Estimate

Description	Qty	Units	Unit Cost	Total
Trail Improvements				
Rough Grading & Grubbing	1.00	LS	\$ 55,000.00	\$ 55,000.00
Concrete Trail 8' Wide, 6" Thick	10,560.00	SF	\$ 7.00	\$ 73,920.00
ADA Ramps	2.00	EA	\$ 450.00	\$ 900.00
Bollard Footings	30.00	EA	\$ 500.00	\$ 15,000.00
Light Bollards - Solar Powered	30.00	EA	\$ 450.00	\$ 13,500.00
Traffic Signals - N/A				\$ -
Landscape and Irrigation - N/A				\$ -
Site Furnishings - N/A				\$ -
Subtotal				\$ 158,320.00
Playground Improvements				\$ -
Rough Grading & Grubbing	1.00	LS	\$ 2,500.00	\$ 2,500.00
Drainage Rock	1.00	LS	\$ 5,000.00	\$ 5,000.00
Landscape Drainage	1.00	LS	\$ 8,000.00	\$ 8,000.00
Play Equipment Allowance	1.00	LS	\$ 45,000.00	\$ 45,000.00
Playground Surfacing - Tile	2,000.00	SF	\$ 12.20	\$ 24,400.00
Benches	2.00	EA	\$ 2,000.00	\$ 4,000.00
Litter Receptacles	2.00	EA	\$ 1,500.00	\$ 3,000.00
Lighting - N/A				\$ -
Landscape and Irrigation - N/A				\$ -
Other Site Furnishings - N/A				\$ -
Subtotal				\$ 91,900.00
Direct Estimate				\$ 250,220.00
GC Fees, Insurances, Requirements	1.00	LS	\$ 65,000.00	\$ 65,000.00
Total Estimate				\$ 315,220.00

PARKING CRITERIA	
TOTAL # UNITS	194
SPACES PER UNIT	2.18
ENCLOSED SPACES PROVIDED	213
TOTAL PARKING REQUIRED	392
TOTAL PARKING PROVIDED	423
REQUIRED ADA PARKING	9
PROVIDED ADA PARKING	9
DUMPSTER'S PROVIDED	2 (8cy DUMPSTERS)

GENERAL SITE DATA	
SITE DATA	
EXISTING ZONING	CC
PROPOSED ZONING	PD
PROPOSED LAND USE	MF (MULTIFAMILY DISTRICT FOR RENT)
LOT AREA	19.691 ACRE AND 857,739.96 SF
GROSS ACREAGE	19.691
PROPOSED DENSITY	9.95 DU/AC



PROVIDENT REALTY ADVISORS, INC.
10210 N. CENTRAL EXPRESSWAY, SUITE 800
DALLAS, TX 75231
972-385-4183

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EMAIL: sstephens@coletx.com

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SITE RENDERING

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DRAWN BY: EJM
CHECKED BY: LLW
DRAWING SCALE: AS SHOWN
DATE: 02/12/2021
Job Number: 21-0008
Sheet Number: 01