# 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



Department:

### Parks and Recreation Board

## **AGENDA REPORT**

Prepared By:	Robert Diaz	
Subject		
Consider and act upon th	e parkland dedication for the ParcH	aus Development.
Recommendation		
Motion to consider and a	ct upon the parkland dedication for	the ParcHaus Development.

**Account Code:** 

Parks and Recreation

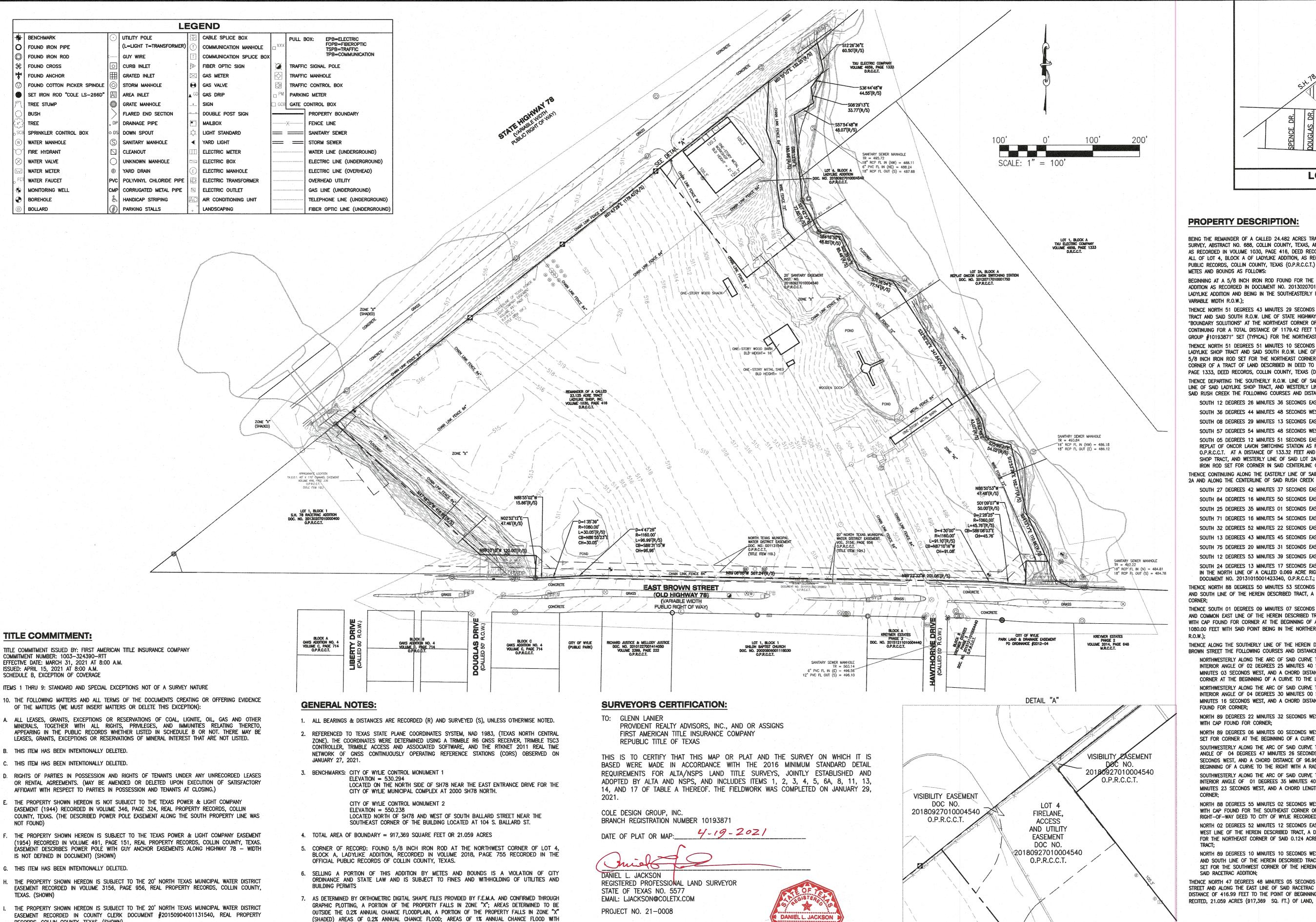
#### Discussion

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									
<u>Description</u>	<u>Qty</u>	<u>Units</u>	Unit Cost		<u>Total</u>				
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				



PROPERTY DESCRIPTION:

BEING THE REMAINDER OF A CALLED 24.482 ACRES TRACT OF LAND SITUATED IN THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, COLLIN COUNTY, TEXAS, AND BEING DESCRIBED IN DEED TO THE LADYLIKE SHOP, INC. AS RECORDED IN VOLUME 1030, PAGE 416, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.) AND ALSO BEING ALL OF LOT 4, BLOCK A OF LADYLIKE ADDITION, AS RECORDED IN DOCUMENT NO. 20180927010004540, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED HEREIN BY

**LOCATION MAP** 

NOT TO SCALE

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1, S.H. 78 RACETRAC ADDITION AS RECORDED IN DOCUMENT NO. 20130207010000400, O.P.R.C.C.T. AND NORTHWEST CORNER OF SAID LADYLIKE ADDITION AND BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 78 (A VARIABLE WIDTH R.O.W.);

THENCE NORTH 51 DEGREES 43 MINUTES 29 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LADYLIKE SHOP TRACT AND SAID SOUTH R.O.W. LINE OF STATE HIGHWAY 78, PASSING A 5/8 INCH IRON ROD WITH CAP STAMPED "BOUNDARY SOLUTIONS" AT THE NORTHEAST CORNER OF SAID LOT 4 AT A DISTANCE OF 882.73 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1179.42 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "COLE DESIGN GROUP #10193871" SET (TYPICAL) FOR THE NORTHEAST CORNER OF SAID LOT 4;

THENCE NORTH 51 DEGREES 51 MINUTES 10 SECONDS EAST, CONTINUING ALONG THE NORTHERLY LINE OF SAID LADYLIKE SHOP TRACT AND SAID SOUTH R.O.W. LINE OF STATE HIGHWAY 78, A DISTANCE OF 132.25 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCIBED TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO TXU ELECTRIC COMPANY AS RECORDED IN VOLUME 4659, PAGE 1333, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.) AND BEING IN THE CENTERLINE OF RUSH CREEK; THENCE DEPARTING THE SOUTHERLY R.O.W. LINE OF SAID STATE HIGHWAY 78 AND CONTINUING ALONG THE EASTERLY LINE OF SAID LADYLIKE SHOP TRACT, AND WESTERLY LINE OF SAID TXU TRACT AND FOLLOWING THE CENTERLINE OF SAID RUSH CREEK THE FOLLOWING COURSES AND DISTANCES:

SOUTH 12 DEGREES 26 MINUTES 36 SECONDS EAST, 60.50 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER; SOUTH 36 DEGREES 44 MINUTES 48 SECONDS WEST, 44.55 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER; SOUTH 08 DEGREES 29 MINUTES 13 SECONDS EAST, 33.77 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER; SOUTH 57 DEGREES 54 MINUTES 48 SECONDS WEST, 48.07 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER; SOUTH 05 DEGREES 12 MINUTES 51 SECONDS EAST, PASSING THE NORTHWEST CORNER OF LOT 2A, BLOCK A, REPLAT OF ONCOR LAYON SWITCHING STATION AS RECORDED IN DOCUMENT NO. 20120717010001750, O.P.R.C.C.T. AT A DISTANCE OF 133.32 FEET AND CONTINUING ALONG THE EASTERLY LINE OF SAID LADYLIKE SHOP TRACT, AND WESTERLY LINE OF SAID LOT 2A, FOR A TOTAL DISTANCE OF 180.98 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER IN SAID CENTERLINE OF RUSH CREEK

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LADYLIKE SHOP TRACT, AND WESTERLY LINE OF SAID LOT 2A AND ALONG THE CENTERLINE OF SAID RUSH CREEK THE FOLLOWING COURSES AND DISTANCES:

SOUTH 27 DEGREES 42 MINUTES 37 SECONDS EAST, 77.85 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER; SOUTH 84 DEGREES 16 MINUTES 50 SECONDS EAST, 48.85 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER; SOUTH 25 DEGREES 35 MINUTES 01 SECONDS EAST, 85.46 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER; SOUTH 71 DEGREES 16 MINUTES 54 SECONDS EAST, 77.14 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER; SOUTH 32 DEGREES 52 MINUTES 22 SECONDS EAST, 347.84 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER; SOUTH 13 DEGREES 43 MINUTES 45 SECONDS EAST, 43.07 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER; SOUTH 75 DEGREES 20 MINUTES 31 SECONDS EAST, 54.02 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER; SOUTH 12 DEGREES 53 MINUTES 39 SECONDS EAST, 152.77 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER; IN THE NORTH LINE OF A CALLED 0.069 ACRE RIGHT-OF-WAY TRACT DESCRIBED IN DEED TO CITY OF WYLIE IN

THENCE NORTH 88 DEGREES 50 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF SAID 0.069 ACRE TRACT AND SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 47.48 FEET TO A 5/8 INCH IRON ROD SET FOR

THENCE SOUTH 01 DEGREES 09 MINUTES 07 SECONDS WEST, ALONG THE WEST LINE OF SAID 0.069 ACRE TRACT AND COMMON EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1080.00 FEET WITH SAID POINT BEING IN THE NORTHERLY R.O.W. LINE OF BROWN STREET (A VARIABLE WIDTH

THENCE ALONG THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT AND NORTHERLY R.O.W. LINE OF SAID

BROWN STREET THE FOLLOWING COURSES AND DISTANCES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 45.76 FEET, WITH AN INTERIOR ANGLE OF 02 DEGREES 25 MINUTES 40 SECONDS, A CHORD BEARING OF NORTH 86 DEGREES 08 MINUTES 03 SECONDS WEST, AND A CHORD DISTANCE OF 45.76 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 1160.00 FEET;

NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 91.10 FEET, WITH AN INTERIOR ANGLE OF 04 DEGREES 30 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 87 DEGREES 10 MINUTES 16 SECONDS WEST, AND A CHORD DISTANCE OF 91.08 FEET, TO A 5/8 INCH IRON ROD WITH CAP

NORTH 89 DEGREES 22 MINUTES 32 SECONDS WEST, A DISTANCE OF 201.08 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND FOR CORNER; NORTH 89 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 567.24 FEET TO A 5/8 INCH IRON ROD

SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 1160.00 FEET; SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 96.99 FEET, AN INTERIOR ANGLE OF 04 DEGREES 47 MINUTES 26 SECONDS, A CHORD BEARING OF SOUTH 88 DEGREES 31 MINUTES 15 SECONDS WEST. AND A CHORD DISTANCE OF 96.96 FEET, TO A 5/8 INCH IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 1080.00 FEET;

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 30.05 FEET, AN INTERIOR ANGLE OF 01 DEGREES 35 MINUTES 40 SECONDS, A CHORD BEARING OF SOUTH 86 DEGREES 55 MINUTES 23 SECONDS WEST, AND A CHORD LENGTH OF 30.05 FEET TO A 5/8 INCH IRON ROD SET FOR

NORTH 88 DEGREES 55 MINUTES 02 SECONDS WEST, A DISTANCE OF 15.86 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND FOR THE SOUTHEAST CORNER OF A CALLED 0.124 ACRES TRACT OF LAND DESCRIBED IN RIGHT-OF-WAY DEED TO CITY OF WYLIE RECORDED IN DOCUMENT NO. 20131015001423350, O.P.R.C.C.T.: NORTH 02 DEGREES 52 MINUTES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID 0.124 ACRES TRACT AND WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 47.46 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.124 ACRES TRACT AND ELL CORNER OF THE HEREIN DESCRIBED

NORTH 89 DEGREES 10 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID 0.124 ACRES TRACT AND SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING IN THE EASTERLY LINE OF SAID RACETRAC ADDITION;

THENCE NORTH 47 DEGREES 48 MINUTES 05 SECONDS WEST, DEPARTING THE NORTHERLY R.O.W. LINE OF BROWN STREET AND ALONG THE EAST LINE OF SAID RACETRAC ADDITION AND WEST LINE OF THE HREIN DESCRIBED TRACT, A DISTANCE OF 416.99 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED, 21.059 ACRES (917,369 SQ. FT.) OF LAND, MORE OR LESS.

ALTA/NSPS LAND TITLE SURVEY

21.059 ACRE TRACT BEING PART OF A CALLED FOR 24.482 ACRE TRACT OF THE FRANCISCO DE LA PINA SURVEY ABSTRACT NO. 688 CITY OF WYLIE **COLLIN COUNTY, TEXAS** 

RAWING SCALE

N. RIGHTS OF THIRD PARTIES. O. NOT A SURVEY MATTER.

RECORDS, COLLIN COUNTY, TEXAS. (SHOWN)

K. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENTS AND/OR BUILDING LINES. AS

L. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TXDOT CHANNEL EASEMENT RECORDED IN

M. NO LIABILITY IS ASSUMED HEREUNDER WITH RESPECT TO LOCATION OF FENCES OFF BOUNDARY

LINES, LOCATED ON THE NORTHEASTERLY, EASTERLY AND SOUTHWESTERLY PORTIONS OF THE

RECORDS, COLLIN COUNTY, TEXAS. (INSTRUMENT NO. 20180927010004540)

VOLUME 498, PAGE 236, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS.

SHOWN ON PLAT OF LADYLIKE ADDITION RECORDED IN VOLUME 2018, PAGE 755, REAL PROPERTY

J. NOT A SURVEY MATTER

SUBJECT PROPERTY.

FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

EFFECTIVE DATE OF JUNE 2, 2009 AND AS REVISED BY LOMR EFFECTIVE MAY 26, 2016. 8. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE

AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND

AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE PROPERTY

FALLS WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL

CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED AND A PORTION OF THE PROPERTY FALLS WITHIN

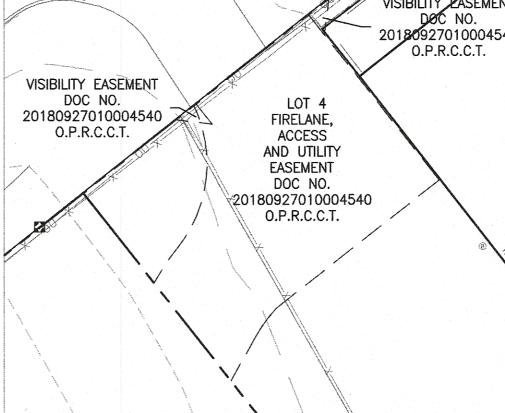
FLOODWAY ZONE. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN

AREAS THAT MUST BE KEPR FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN

BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS PER THE FEDERAL EMERGENCY

MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR WYLIE, TEXAS, MAP NUMBER 48085 CO420J,





SCALE: 1' = 20''

RAWN E

MDH HECKED BY

04/19/2021

Job Number 21-0008 Sheet Number



Carolyn Gaidis TAB: Site (exhibit)



Carolyn Gaidis TAB: Site (exhibit)