



Wylie City Council

AGENDA REPORT

Department: Public Works
Prepared By: Tim Porter

Account Code: _____

Subject

Consider, and act upon, a request by Manors at Woodbridge, Ltd. for a variance to the City's typical street section and right-of-way width.

Recommendation

Motion to approve the Item as presented.

Discussion

Manors at Woodbridge, Ltd. is requesting a variance to the City's typical street section and ROW width as the result of a boundary conflict between Manors at Woodbridge and the neighboring properties to the north (Woodbridge Town Homes) and south (North Texas Municipal Water District). The Manors at Woodbridge property was zoned by the City of Wylie in January 2021, preliminary plat approved in April 2021, and construction began in July 2021.

When construction started, NTMWD claimed there was a discrepancy between the surveys and NTMWD owns a portion of the property that Manors at Woodbridge purchased. After investigation, the NTMWD surveyor agreed that the Manors at Woodbridge property contained the correct overall dimensions, but the location of the property needed to shift to the north to correct the potential survey errors and keep the existing lot layout. However, this shift forces the Manors at Woodbridge property onto the previously platted and constructed Woodbridge Town Home Development.

In order to reconcile the loss of overall property width and acreage with approved lot sizes in the Planned Development (PD) Conditions, City staff, Manors at Woodbridge and Woodbridge Town Homes have collaboratively worked together to design a street section moving the sidewalk to the back of the curb (in accordance with City Thoroughfare Design Standards, Section V.A.2) and utilizing a mountable curb to allow the ROW to decrease five (5) feet from 50' (City Thoroughfare Design Standards, Section II.A) to 45' while holding the depth of the driveways and minimum depth of the lot to 110' as approved in the PD. The paved street section width stays the same. See exhibits for examples of the typical street cross section and lot dimensions.

The applicant has also submitted a request to City Council to reconsider the January 26, 2021 City Council meeting agenda item which approved the adoption of Ordinance No. 2021-05. That request is also on this agenda for consideration, and would only replace the existing legal description with the corrected legal description.

Financial Summary/Strategic Goals