

# Wylie Historic Review Commission Regular Meeting

May 25, 2023 – 6:00 PM

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



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## CALL TO ORDER

## INVOCATION AND PLEDGE OF ALLEGIANCE

## COMMENTS ON NON-AGENDA ITEMS

*Any member of the public may address Commission 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. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

## CONSENT AGENDA

*All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

A. Consider and act upon the approval of the April 27, 2023 Meeting Minutes.

## REGULAR AGENDA

1. Consider and act upon a recommendation to the City Council regarding a request for substantial renovation to construct an addition to an existing residential structure, located at 409 N. Ballard within the Downtown Historic District.

## ADJOURNMENT

## CERTIFICATION

I certify that this Notice of Meeting was posted on May 19, 2023 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.

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Stephanie Storm, City Secretary

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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 Commission should determine that a closed or executive meeting or session of the Commission 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 Commission at the date, hour and place given in this notice as the Commission 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.

§ 551.073 – Discussing prospective gift or donation to the City.



# Historic Review Commission

## **AGENDA REPORT**

Department: Planning

Item: A

Prepared By: Lillian Baker

### **Subject**

Consider, and act upon, Minutes from the April 27, 2023 Regular Meeting.

### **Recommendation**

Motion to approve as presented.

### **Discussion**

The minutes are attached for your consideration.

# Wylie Historic Review Commission Regular Meeting

April 27, 2023 – 6:00 PM

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



## CALL TO ORDER

Chair Sandra Stone called the meeting to order at 6:04 p.m. Commissioners present: Chair Sandra Stone, Commissioner Kali Patton, Commissioner Anita Jones, Commissioner Krisleigh Hoermann, Deputy City Manager Renae Ollie, and Secretary Lillian Baker. Commissioners absent: Vice Chair Allison Stowe and Commissioner Joe Chandler.

## INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was led by Chair Sandra Stone and the Pledge of Allegiance was led by Deputy City Manager Renae Ollie.

## COMMENTS ON NON-AGENDA ITEMS

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No one approached the Commissioners.

## CONSENT AGENDA

*All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

- A. Consider, and act upon, the approval of the March 23, 2023 Meeting Minutes.

## BOARD ACTION

A motion was made by Commissioner Patton and seconded by Commissioner Hoermann to approve the Consent Agenda as presented. A vote was taken and carried 5 – 0.

## REGULAR AGENDA

1. Consider and act upon a recommendation to the City Council regarding construction of a new residential structure on an existing lot for retail/office use, located at 308 N. Ballard within the Downtown Historic District.

## BOARD PRESENTATION REGULAR AGENDA ITEM 1

Deputy City Manager Ollie presented an overview and noted that the applicant had brought this before the Board previously and had made the appropriate changes to meet city ordinances. She recommended approval as presented.

## **PUBLIC COMMENT REGULAR AGENDA ITEM 1**

Applicant Patel stated that the additional property would be used for commercial purposes that he intends to lease.

## **BOARD ACTION ON REGULAR AGENDA ITEM 1**

A motion was made by Commissioner Patton and seconded by Commissioner Jones to approve Regular Agenda Item 1 as presented. A vote was taken and carried 4 – 1 with Commissioner Stone voting against.

2. Consider and act upon a recommendation to the City Council regarding a request for substantial renovation to construct a new kitchen to an existing residential structure, located at 304 W. Jefferson St. within the Downtown Historic District.

## **BOARD PRESENTATION REGULAR AGENDA ITEM 2**

Deputy City Manager Ollie presented an overview of the plans submitted. She stated it meets the ordinance and materials being used would comply with the Historic Districts requirements. She recommended approval as presented.

## **PUBLIC COMMENT REGULAR AGENDA ITEM 2**

The applicant was present and declined to add to the discussion.

## **BOARD ACTION ON REGULAR AGENDA ITEM 2**

A motion was made by Commissioner Hoermann and seconded by Commissioner Patton to approve Regular Agenda Item 2 as presented. A vote was taken and carried 5 – 0.

## **WORK SESSION**

1. Hold a Work Session to discuss accessory/secondary residential dwellings on single family lots.

## **BOARD DISCUSSION**

Deputy City Manager Ollie informed the Board that she requested that Applicant Patel stay for the discussion. She stated that a couple of inquiries have been made on secondary residential structures. Deputy City Manager Ollie brought to the Boards attention that State Legislature is considering restricting local government from being able to regulate secondary structures on residential lots, but that may exclude Historic Districts; which would remain with local government. If Legislature is passed the change would not be effective until September 1, 2023. The Board discussed concerns of traffic congestion, parking problems and high-density issues. Applicant Patel noted that additional residential structures could help the city bring in affordable housing. The Board also voiced concern over a potential for issues of larger lots having the capacity to build an additional residential structure and being restricted from doing so. It was also voiced that creating a high-density area in the Historic District may cause diminished homeownership. The Board also voiced concern of rentals that may be less attentive to property care and maintenance. Deputy City Manager Ollie, reiterated the importance of maintaining property owner rights but also preserving the Historic District through strict ordinances. With no additional comments, Chair Stone closed the discussion.

## **ADJOURNMENT**

A motion was made by Commissioner Patton and seconded by Commissioner Hoermann to adjourn the meeting at 6:36 p.m. A vote was taken and carried 5 – 0.

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*Sandra Stone, Chair*

**ATTEST**

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*Lillian Baker, Secretary*



# Historic Review Commission

## AGENDA REPORT

**Department:** Planning

**Item:** 1

**Prepared By:** Jasen Haskins, AICP

### Subject

Consider and act upon a recommendation to the City Council regarding a request for substantial renovation to construct an addition to an existing residential structure, located at 409 N. Ballard within the Downtown Historic District.

### Recommendation

Motion to recommend approval as presented

### Discussion

**Owner: Isom Revocable Trust**

**Applicant: Mark and Kari Isom**

The property owners propose to construct an attached workshop/garage to the rear of their single family dwelling.

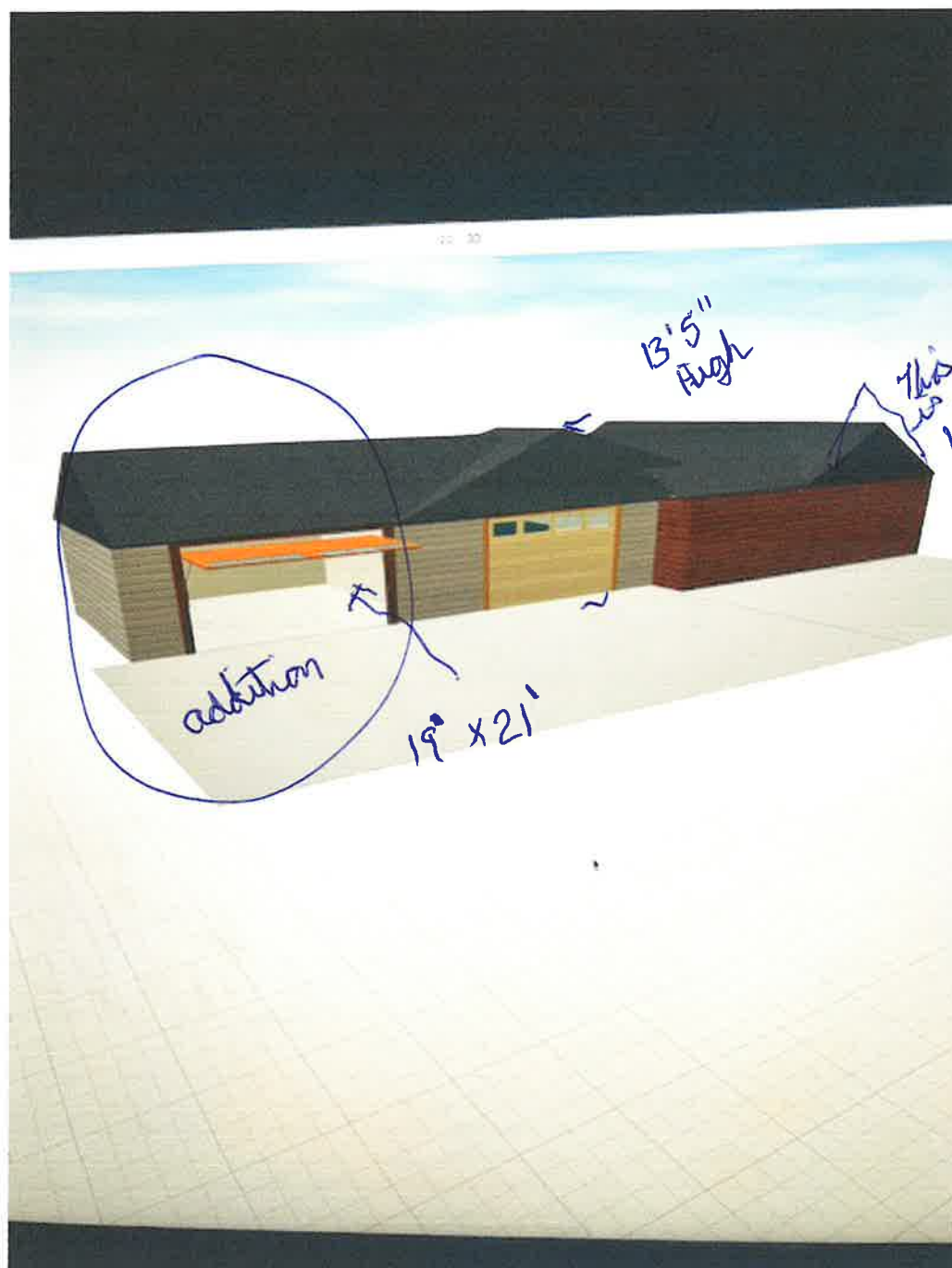
According to Collin County Appraisal District records, the house was built in 1993 with a footprint of approximately 2,300 sf, which includes an attached garage and covered porches. The property is zoned for residential and/or commercial uses within the Downtown Historic District.

The plans indicate the addition will be to the rear (west) of the house. The 399 sf workshop/garage will be connected to the existing garage by a gabled roof. The new exterior materials and paint will match the existing structure.

The owner desires to begin work in June 2023 with a completion in August, 2023. This item will be considered on the June 13th Council Agenda.









13'5" High



our house...



Coloring & Siding will be same.