

Wylie Historic Review Commission Regular Meeting

January 27, 2022 – 6:00 PM

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



CALL TO ORDER

INVOCATION & 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 Minutes from October 28, 2021 Regular Meeting.

REGULAR AGENDA

1. Hold a Public Hearing to consider, and act upon a recommendation to the Planning and Zoning Commission to allow a change in zoning from Downtown Historic District - Residential only to allow commercial and/or residential uses, located at 401 N Keefer within the Downtown Historic District. ZC 2022-04

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on January 21, 2022 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 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

Account Code: _____

Prepared By: Mary Bradley

Subject

Consider, and act upon, Minutes from the October 28, 2021 Regular Meeting.

Recommendation

Motion to recommend **approval** as presented.

Discussion

The minutes are attached for your consideration.

Financial Summary/Strategic Goals

Community Focused Government



Historic Review Commission

Minutes

Regular Meeting

October 28, 2021 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Chair Chandler called the meeting to order at 6:00PM. Commissioners present: Commissioner Joe Chandler, Vice Chair Sandra Stone,, Commissioner Kali Patton, and Commissioner Allison Stowe. Commissioners absent: Commissioner Frank Besadesky, Commissioner Krisleigh Hoermann and Commissioner Melissa Kenfield.

Staff present: Renae' Ollie, Assistant City Manager and Mary Bradley, Administrative Assistant.

INVOCATION AND PLEDGE OF ALLEGIANCE

Vice Chair Stone gave the invocation and Chair Chandler led the Pledge of Allegiance.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Commissioners requests that comments be limited to three (3) minutes. In addition, Commissioners not allowed to converse, deliberate or take action on any matter presented during citizen participation

No one approached the Commissioners..

CONSENT AGENDA

A. Consider and act upon approval of the Minutes from the August 26, 2021 Regular Meeting.

Commission Action

A motion was made by Vice Chair Stone, seconded by Commissioner Patton, to approve the Minutes from the August 26, 2021 Regular Meeting. A vote was taken and the motion carried 4-0.

WORK SESSION

A. Discuss and Review the Downtown Historic District, Section 6.3 of the Zoning Ordinance, and Chapter 58, Article II Landmarks of the Code of Ordinances.

Ms. Ollie addressed the Commissioners stating that the comments made from the August 26, 2021 work session meeting were implemented into the draft Section 6.3 of the Zoning Ordinance.

Ms. Ollie stated that Section 6.3.E.3 will be revised to include a statement that a letter from a structural engineer is required prior to demolition. Vice Chair Stone recommended that each request for demolition be considered on a case by case basis for contributing structures.

Commissioner Stone questioned the status of the landmark process. Ms. Ollie stated that a letter was sent to all the property owners that own a structure or property developed prior to 1970, to complete a survey. Commissioners requested a copy of the response from the survey and who received the letter.

Ms. Ollie reviewed Chapter 58, Article II, stating that the Main Street Program was removed. The duties would require a full-time employee and the budget does not include hiring a new position. Once budget allows and Council approves the position, then the Main Street center program could be its own ordinance.

Ms. Ollie encouraged the Commissioners to review the revisions and ordinances, and contact Staff with any questions or concerns.

B. Discuss the rezoning of the area on North Keefer Street.

Ms. Ollie approached the Commissioners asking for direction on property at 401 North Keefer Street, should the zoning include commercial uses as well as residential uses. After some discussion on the boundaries of the Downtown Historic District, the Commissioners directed Staff to start the process to allow commercial and residential uses for the property located at 401 North Keefer Street.

RECONVENE INTO REGULAR SESSION

Chair Chandler reconvened the Commission into Regular Session at 6:46pm

ADJOURNMENT

A motion was made by Vice Chair Stone, and seconded by Commissioner Stowe, to adjourn the meeting at 6:47PM. A vote was taken and carried 4 - 0.

Joe Chandler, Chair

ATTEST:

Mary Bradley, Administrative Assistant



Historic Review Commission

AGENDA REPORT

Department: Planning

Prepared By: Renae' Ollie

Account Code: _____

Subject

Hold a Public hearing to consider, and act upon a recommendation to the Planning and Zoning Commission to allow a change in zoning from Downtown Historic District – Residential only to allow commercial and/or residential uses, located at 401 N. Keefer within the Downtown Historic District. ZC 2022-04

Recommendation

Motion to approve as presented.

Discussion

At its October 28, 2021 meeting, staff received direction from the Commission to move forward with presenting a rezoning case for the property located at 401 N. Keefer to allow both commercial and residential uses. The current base zoning of Downtown Historic (DTH) District will not change.

In accordance with Section 6.3 of the Zoning Ordinance, the DTH district allows for both commercial and/or residential uses in the same structure. However, some properties are restricted to residential uses only as adopted by Ordinance 2015-08.

Residential only properties were those lots west of Keefer to Cotton Belt and those properties located north of Brown, west of the railroad tracks. The subject property consists of two lots and bordered on the east by St Louis Southwestern Railroad.

Any new development or renovations would have to adhere to current design standards of the DTH regulations. In addition, allowed uses are as stated in Article 5.1 Land Use Charts. In block faces within the District that are currently developed with residential structures, new construction shall be of historic design.

The property consists of two separate lots and has been the subject of several requests for modifications and renovations over the years. Wylie Economic Development Corporation purchased the property in 2021 and is also working with the railroad for ingress and egress access.

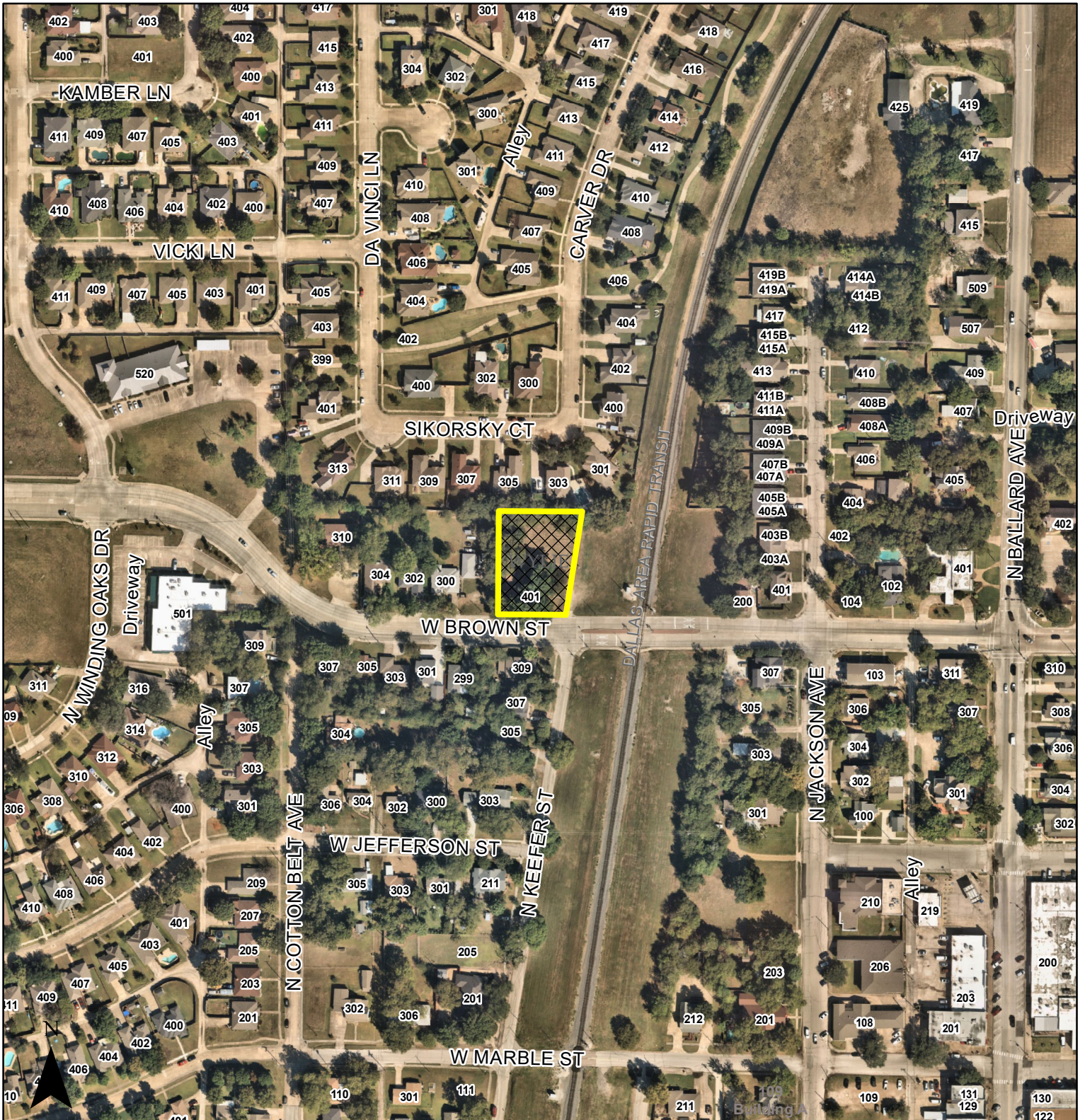
Notifications were mailed to 23 surrounding property owners. One response was received in opposition and none received in favor of the request.

Financial Summary/Strategic Goals

Economic Growth, Planning Management

Locator Map

01/27/2022 Item 1.



401 Keefe St



Subject Property

0 115 230 460 690 920 Feet

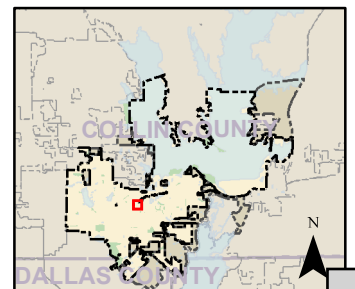


EXHIBIT A

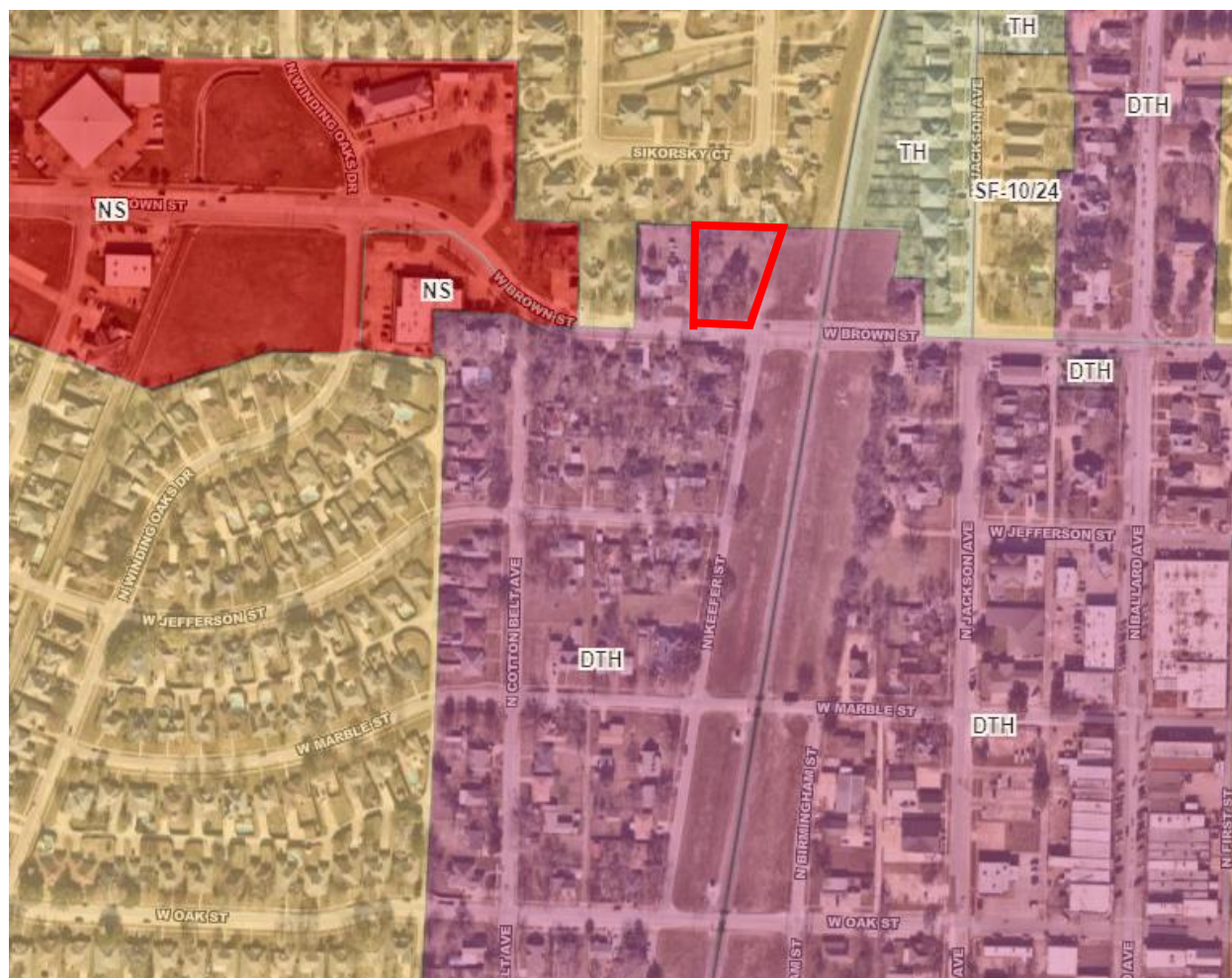
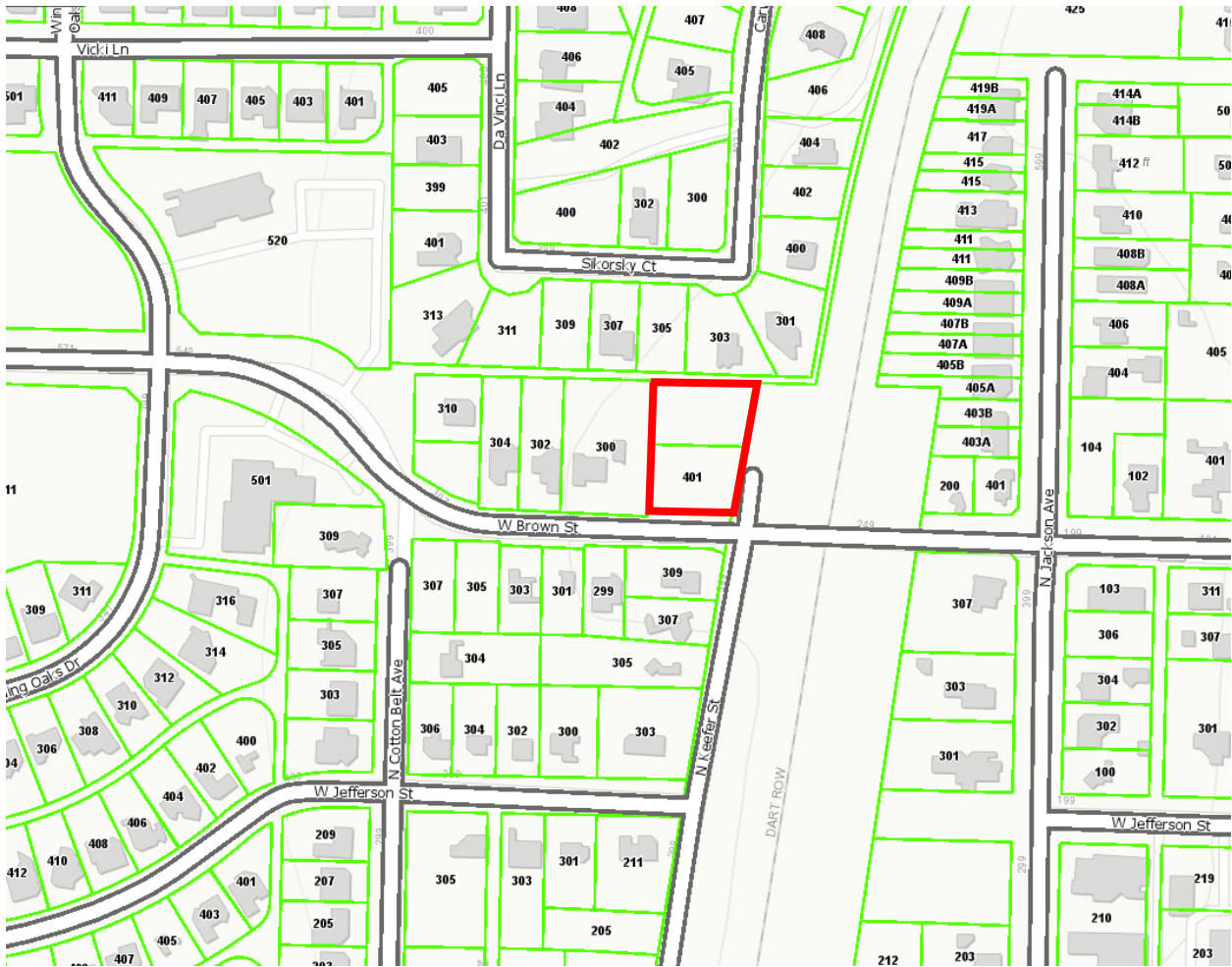
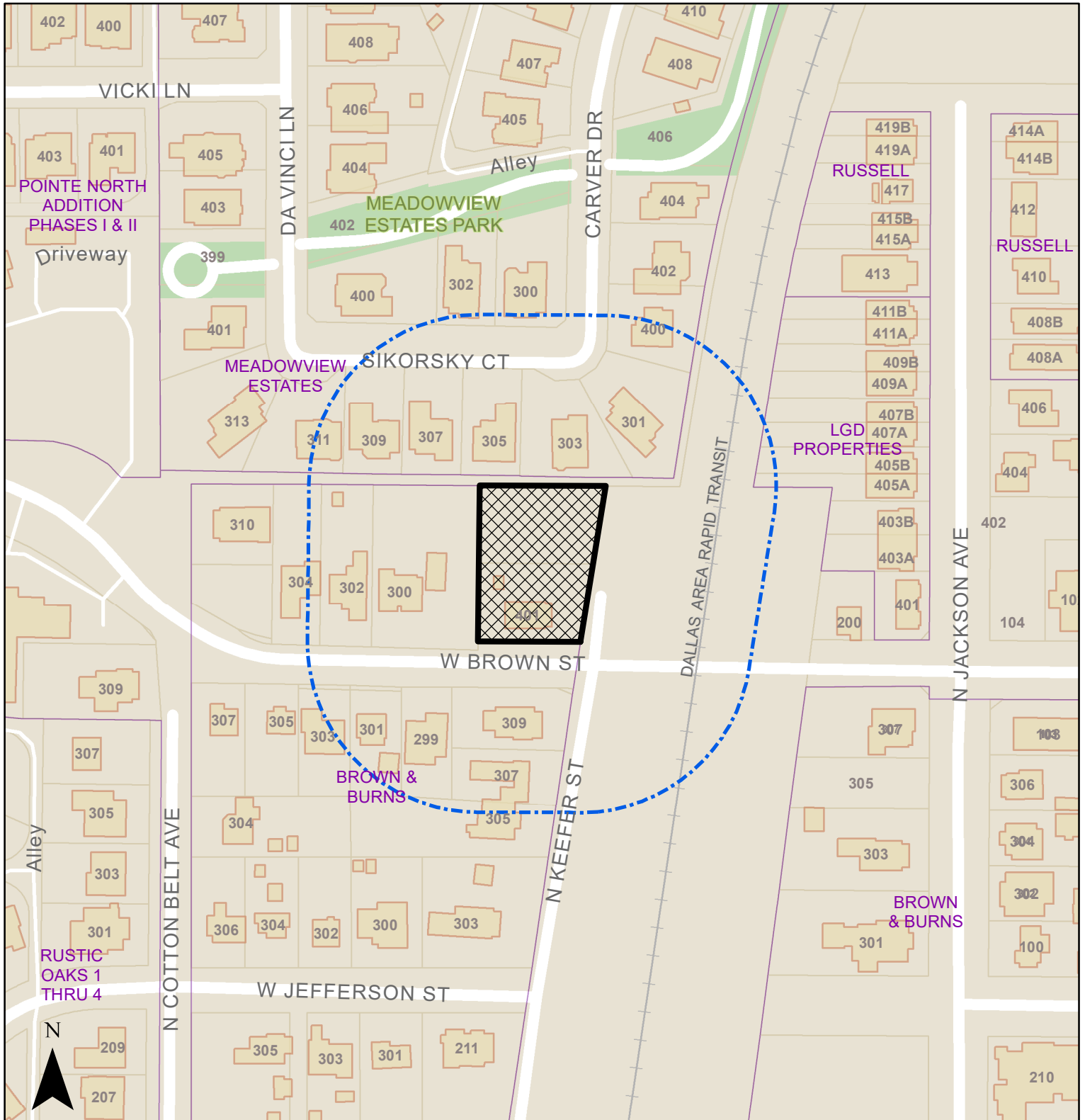


EXHIBIT B



Notification Map

01/27/2022 Item 1.



401 Keefer St

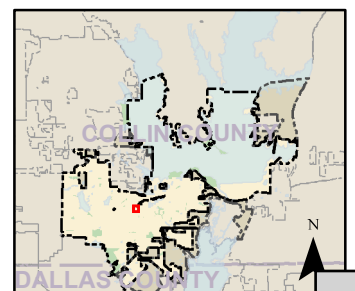


200 Foot Notification Buffer



Subject Property

0 75 150 300 450 600 Feet



PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2022-04.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-04.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Historic Review Commission Meeting: Thursday, January 27, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
Planning & Zoning
Commission meeting: Tuesday, February 1, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting: Tuesday, February 8, 2022 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Allison Piphro
(please print)
Address: 300 Sikorsky Ct
Wylie TX 75098
Signature: Allison Piphro
Date: 1/10/2022

COMMENTS:

The city already has trouble with traffic flow near this area, and this would further the issues by adding a business. A new modern building would take away from the neighborhood. Please do NOT change this! Please consider the roadway on Brown as a factor and the people of this area that are against it