

Wylie Historic Review Commission Regular Meeting

October 27, 2022 – 6:00 PM

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



CALL TO ORDER

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 September 22, 2022 Meeting minutes.

REGULAR AGENDA

1. Consider and act upon a recommendation to the City Council regarding the demolition of a residential structure in accordance with Ordinance No. 2022-34. Property located at 200 W. Brown St. within the Downtown Historic District.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on October 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.

Cancelled due to no Quorum



Historic Review Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Mary Bradley

Subject

Consider, and act upon, Minutes from the September 22, 2022 Regular Meeting.

Recommendation

Motion to **approve** as presented.

Discussion

The minutes are attached for your consideration.

Cancelled due to no Quorum

Wylie Historic Review Commission Regular Meeting

September 22, 2022 – 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 6:00 p.m. Commissioners present: Chair Sandra Stone, Vice Chair Allison Stowe, Commissioner Kali Patton, Commissioner Krisleigh Hoermann, Commissioner Joe Chandler, Commissioner Anita Jones and Commissioner Laurie Sargent. Also present were staff members Jasen Haskins, Interim Director of Community Services and Mary Bradley, Secretary.

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.

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 August 25, 2022 Minutes

Board Action

A motion was made by Commissioner Hoermann, and seconded by Commissioner Chandler to approve Consent Agenda A as presented. A vote was taken and carried 6 – 0 with Commissioner Patton arriving after the vote.

REGULAR AGENDA

1. REMOVE FROM TABLE

Board Action

A motion was made by Vice Chair Stowe, and seconded by Commissioner Hoermann to remove Item 1 from the Table. A vote was taken and carried 7 – 0.

Consider and act upon a recommendation to the City Council regarding construction of a new Residential structure in accordance with Ordinance Number 2022-34. Property located at 100 S. Cottonbelt St. within the Downtown Historic District.

Staff Presentation

Interim Community Services Director Haskins addressed the Commissioners stating that due to the applicant not being at the last meeting on August 25, 2022, the item was tabled. The applicant is proposing to construct a 1,500

square foot, single story, single family residential dwelling. The applicant submitted revised plans and they were distributed.

The Commissioners had questions regarding the need for stucco around the side of the house, and clarification on the color of the exterior of the house.

Staff stated that the primary exterior material shall be horizontal wood 5" siding in accordance with Section 6.3.E.5.f. A 6 foot cedar picket fence will replace the existing chain link fence around the perimeter of the property.

Mr. Arnulfo Perez, 596 Prince Lane, Rockwall, addressed the Commissioners stating that the stucco should not have been included on the plans, the revised plans show the horizontal wood 5" siding from roof to the bottom.

The color of the exterior will be chosen from Historic palette from Sherwin Williams.

Commissioners questioned the style of porch support. The applicant stated the supports will be square 1 by 4 or 4 by 4 pressure treated wood.

Commissioners questioned the type of windows. The applicant stated that the windows will be one over one vinyl. Staff responded that the Zoning Ordinance requires the windows have 4 to 6 mullions vinyl.

Commissioners discussed the roof material. The applicant stated that the roof will be three-tab. Staff stated that the ordinance requires architectural grade shingles for single family construction. The applicant is in agreement to have architectural grade shingles.

Board Action

A motion was made by Commissioner Chandler, and seconded by Commissioner Jones, to recommend approval Item 1 with the stipulation that 4 to 6 mullions be added to the windows. A vote was taken and carried 7 – 0.

ADJOURNMENT

A motion was made by Commissioner Jones, seconded by Commissioner Patton, to adjourn the meeting. A vote was taken and motion passed 7-0.

Sandra Stone, Chair

ATTEST

Mary Bradley, Secretary



Historic Review Commission

AGENDA REPORT

Department: Planning

Prepared By: Jasen Haskins, AICP

Item: 1

Subject

Consider and act upon a recommendation to the City Council regarding the demolition of a residential structure in accordance with Ordinance No. 2022-34. Property located at 200 W. Brown St. within the Downtown Historic District.

Recommendation

Motion to recommend approval as presented

Discussion

Owner: Wylie Economic Development Corporation

Applicant: Jason Griener for WEDC

The property owner proposes to demolish an existing residential dwelling. According to Collin County Appraisal District records, the house was built in 1950.

The properties immediately adjacent were constructed in 2003. To the west of the property is the railroad.

The application states that the age and condition of the structure would require a significant expense to make it habitable, the house could be remodeled/restored. It is the staff's opinion that it would come at a significant cost to the property owner and the land is worth as much for development without the home.

The house is not of historical importance or significance.

Section 6.3.E.3. of the City's Zoning Ordinance outlines the criteria for demolition as follows:

Demolition of a structure will NOT be allowed if any of the items below are met:

1. A structure is of architectural or historical interest and/or value or its removal would be detrimental to the public interest, or
2. The building contributes significantly to the character of the historic district and demolition would create a detrimental view or adversely affect the existing buildings on the block, or
3. A structure is contributing or unusual or uncommon design and materials and it could not be reproduced without great difficulty and/or expense, or
4. If its proposed replacement would not make a positive visual contribution, would disrupt the character or be visually incompatible within the historic district.

Demolition of a structure MAY be allowed if any of the following criteria is met:

1. The building has lost its architectural and historical integrity and importance and its removal will not result in a negative, less appropriate visual effect on the historic district, or
2. The structure does not contribute to the historical or architectural character and importance of the historic district (e.g. a non contributing structure), and its removal will result in a positive, appropriate visual effect in the district.

As stated in the Ordinance criteria, *The structure does not contribute to the historical or architectural character and importance of the historic district (e.g. a non contributing structure), and its removal will result in a positive, appropriate visual effect in the district* staff believes that its removal would not be detrimental to the public interest.

Cancelled due to no Quorum

APPLICATION FOR HISTORIC REVIEWDate: 8-29-22**NOTICE TO APPLICANT**

- 1 **Completed applications and drawings must be in the Planning and Engineering Office no later than 10 days before the meeting. (Regular meetings are held on the 4th Thursday at 6:00 p.m. in the City Hall Council Chambers, or Special Called Meetings as needed.)**
- 2 **It is imperative that you complete this application in its entirety. Incomplete applications will be returned and could delay the commencement of your project.**
- 3 **The presence of the applicant or his/her agent as designated herein is necessary at the Historic Review Commission Meeting.**
- 4 **All presentation material must be received by Staff on the Monday the week prior to the meeting. This will be case for Historic Review Commission and City Council.**

APPLICANT INFORMATION

Name: Wylie Economic Development Corporation Phone: 972-442-7901
 Mailing Address: 250 S Hwy 78, Wylie TX 75098
 Email Address: info@wylieedc.com Fax: _____

PROPERTY OWNER INFORMATION

Name: Wylie Economic Development Corporation Phone: 972-442-7901
 Mailing Address: 250 S Hwy 78, Wylie TX 75098
 Email Address: info@wylieedc.com Fax: _____

PROJECT INFORMATION

Name of Business (if applicable): n/a
 Current or intended use of the building: n/a
 Address of Project: 200 W Brown

(The below information (Lot, Block, Subdivision, and Frontage) can be obtained on the County Appraisal District's website by entering the physical address of the property: <http://collincad.org> or <http://dallascad.org> or <http://rockwallcad.org>

If you do not have access to the Internet or cannot locate this information on the website, contact the Planning Department at (972)516-6320 for assistance.

Lot 39B, Block 8, Subdivision Brown & Burns Current Zoning: DTH

Which District is the property located within?

- ☒ Downtown Historic District
☐ South Ballard Overlay District
☐ Other _____

SCOPE OF WORK**o Remodeling/Renovating**

Provide a detailed description of the nature of the proposed alterations and /or repairs (attach additional sheets if necessary):

n/a

Are you painting an exterior feature? YES NO

If YES:

	<i>Describe Feature</i>	<i>Color Name</i>	<i>Sample Attached</i>	
Ex.	<u>Window and door frames</u>	<u>SW Autumn Hue (No. 7665)</u>	YES	
	NO		YES	NO
				YES
	NO			
	YES NO			

Are you replacing an exterior feature? YES NO

If YES:

	<i>Describe Feature</i>	<i>Current Material</i>	<i>Proposed Material</i>	<i>Sample Attached</i>	
Ex.	<u>Window frame</u>	<u>Wood</u>	<u>Vinyl</u>	YES	NO
				YES	NO
				YES	NO
				YES	NO

o New Construction

Are you replacing an existing structure? YES NO

If YES, complete "Demolition" below.

o Demolition

Describe the condition of the existing structure: Built in 1950 (per CCAD)/located near KCS train tracks.
Structure is dilapidated and uninhabitable in current state.

Floor/subfloor has been removed in bathroom and plumbing is exposed.

832 Sq ft structure would require significant expense to repair.

What is the estimated cost of restoration or repair of the existing structure? n/a

Explain why the property is being demolished as opposed to restored or renovated for adaptive reuse:
Structure was built in 1950 and does not feature historically significant design or architecture.
The value of the land exceeds that of the structure itself and can be utilized to improve the DTH.

What do you plan to do to mitigate the loss of the landmark structure? _____

o **Sign**

Type of Sign:

- o Attached Sign
- o Temporary Sign
- o Monument Sign

o Pole Sign

o Banner

o Other (Specify) _____

Sign Dimensions: _ _ _____ Total Square Footage _____

Will the sign be connected to electricity or lit in any way? YES NO

If YES, what is the method of lighting? _____

Will this sign project over a public sidewalk? YES NO

If YES, what is the distance from the sidewalk to the bottom of the sign? _____

Have you submitted an application for a Sign Permit to the Building Inspections? YES NO

o **Fence**

What is the proposed material and style of fence you intend to install? _____

What is the proposed height of the fence? _____

Are you replacing an existing fence? YES NO

If YES, what is the current fence material? _____

Have you submitted an application for a Fence Permit to the Building Inspections? YES NO

Provide a detailed description of the nature of the proposed project (attach additional sheets if necessary):

REQUIRED ATTACHMENTS:

- Current photographs of the property
- If available, historic photographs of the property
- Site Plan indicating the following:
 - Dimensions of the lot on which the building will be located, including setbacks (check official plat records and Zoning Ordinance)
 - Location and width of all easements (check official plat records)
 - Location and dimensions of all existing and proposed buildings, parking areas, and existing signs (if any)
 - Architect's rendering or elevations of proposed construction
- Sample board of materials and colors to be used
- Site Plan Fee \$250.00 - Check/Card/Cash (Check made payable to City of Wylie)

Intended start and finish dates: Start ASAP Finish ASAP

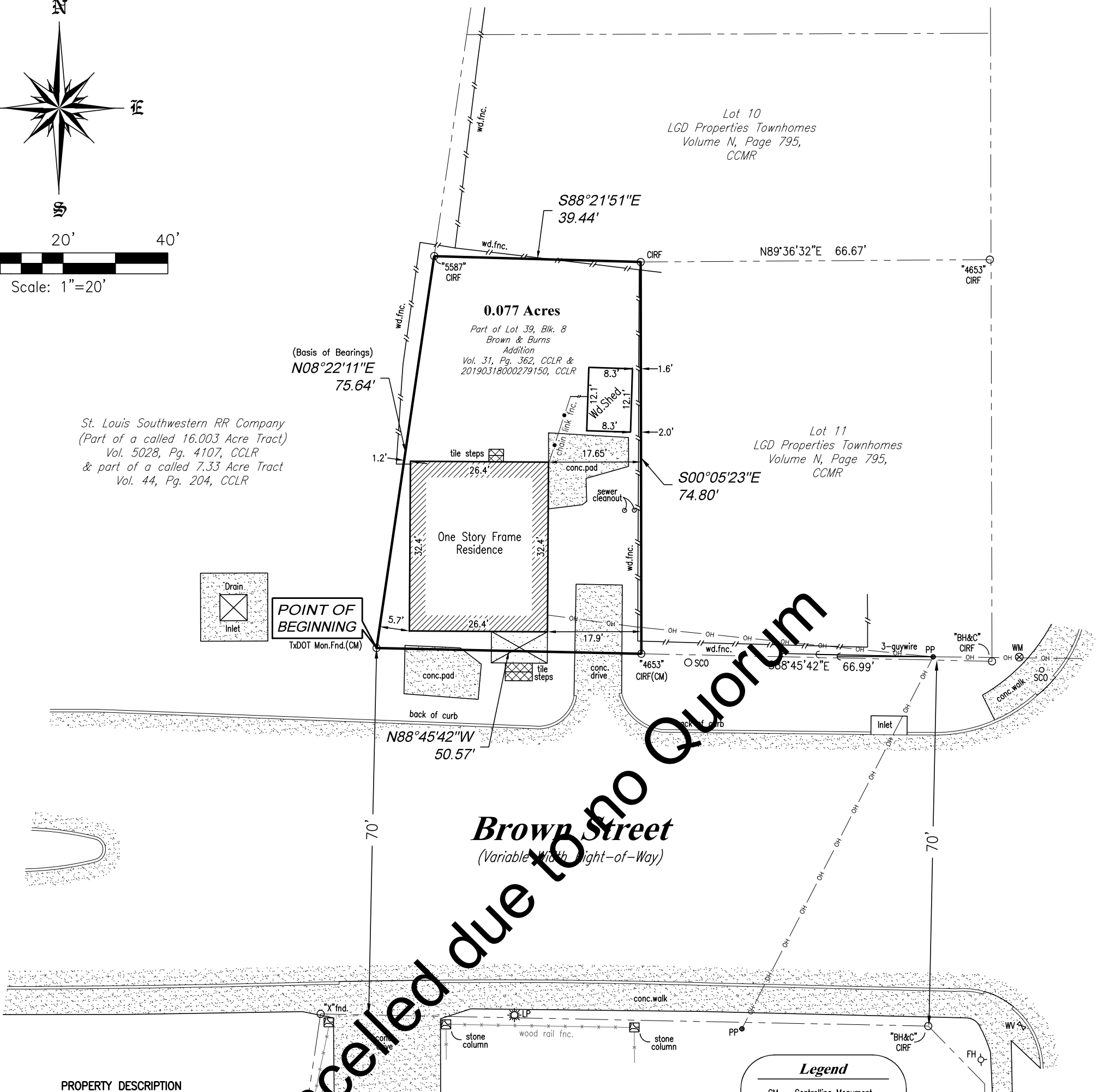
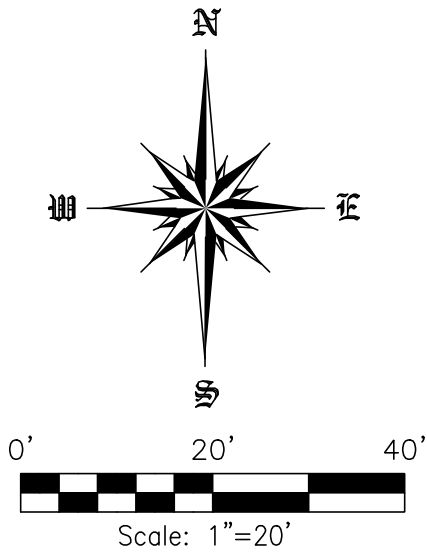
I have carefully read the complete application and know the same is true and correct. I understand the ordinances governing the activity described in this application, and I agree to comply with all provisions of the City ordinances, State laws, and all property restrictions, whether herein specified or not.

X 

(Owner or Authorized Agent)

RETURN TO:

City of Wylie
 Planning Department
 300 Country Club Road, Building 100
 Wylie, Texas 75098
 (972) 516-6320



PROPERTY DESCRIPTION

SITUATED in the State of Texas, County of Collin and City of Wylie, being part of the Samuel B. Shelby Survey, Abstract No. 820, being part of Lot 39, Block 8 of Brown and Burns Addition as recorded in Volume 31, Page 362, Collin County Land Records, also being described under County Clerk's File No. 20190318000279150 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a TxDOT monument found in the north right-of-way line of Brown Street (variable width right-of-way), the south line of Lot 39, the east line of a tract of land to St. Louis Southwestern RR Company as recorded in Volume 5028, Page 4107 and Volume 44, Page 204 of the Collin County Land Records, and marking the southwest corner of the herein described premises;

THENCE passing through Lot 39, same being the east line of said St. Louis Southwestern RR Company tract and the west line of said premises, North 08°22'11" East (Basis of Bearings), 75.64 feet to a "5587" capped iron rod found marking the southwest corner of Lot 10 of LGD Properties Townhomes as recorded in Volume N, Page 795 of the Collin County Map Records, and the northwest corner of said premises;

THENCE continuing to pass through Lot 39, and with the south line of Lot 10, same being the north line of said premises, South 88°21'51" East, 39.44 feet to a capped iron rod found marking the northwest corner of Lot 11 of LGD Properties Townhomes, and the northeast corner of said premises, from which a "4653" capped iron rod found marking the northeast corner of Lot 11, bears North 89°36'32" East, 66.67 feet;

THENCE continuing to pass through Lot 39, and with the west line of Lot 11, and the east line of said premises, South 00°05'23" East, 74.80 feet to a "4653" capped iron rod found in the north right-of-way line of Brown Street, the south line of Lot 39, marking the southwest corner of Lot 11, and the southeast corner of said premises, from which a BH&C capped iron rod found marking the southeast corner of Lot 11 and the southeast corner of Lot 39, bears South 88°45'42" East, 66.99 feet;

THENCE with the north right-of-way line of Brown Street and the south line of Lot 39, North 88°45'42" West, 50.57 feet to the place of beginning and containing 0.077 acres of land.

Surveyor's Certificate

To: Buyer: Wylie Economic Development Corporation; Seller: Hanif Parupia & Zahida Parupia; Title Company: FNF Lawyers Title of Texas, Inc.; Insurer: Fidelity National Title Insurance Company.

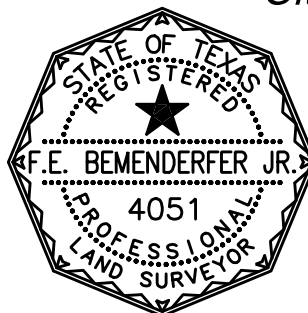
I hereby certify that on the 12th day of July 2022, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Brown Street, which abut(s) the subject property, and is physically open and being used.

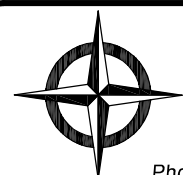
This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

J.E. Bemenderfer Jr.
F.E. Bemenderfer Jr.
Registered Professional Land
Surveyor No. 4051



Revised: 7.26.2022

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Roome
Land Surveying

2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100



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