

Wylie Historic Review Commission Regular Meeting

March 23, 2023 – 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 November 17, 2022 Meeting Minutes.

REGULAR AGENDA

1. Consider and act upon a recommendation to the City Council regarding a request to construct a residential structure on an existing lot for a new retail/retail office building, located at 308 N. Ballard within the Downtown Historic District.
2. Consider and act upon a recommendation to the City Council regarding a request to remodel and extend the existing patio and relocate the ADA ramp on a restaurant use, located at 302 N. Ballard within the Downtown Historic District.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on March 17, 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.

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

Item: A

Prepared By: Lillian Baker

Subject

Consider, and act upon, Minutes from the November 17, 2022 Regular Meeting.

Recommendation

Motion to approve as presented.

Discussion

The minutes are attached for your consideration.

Wylie Historic Review Commission Regular Meeting

November 17, 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 6:09 p.m. Commissioners present: Chair Sandra Stone, Vice Chair Allison Stowe, Commissioner Joe Chandler and Commissioner Laurie Sargent. Commissioners absent were Commissioner Kali Patton, Commissioner Krisleigh Hoermann. Commissioner Anita Jones arrived at 6:30PM. Staff members present were Renae Ollie, Deputy City Manager, Jason Greiner, Wylie Economic Development Director 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 September 22, 2022 Meeting Minutes.

BOARD ACTION

A motion was made by Commissioner Chandler, seconded by Vice Chair Stowe to approved the Consent Agenda as presented. A vote was taken and carried 4 – 0.

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.

STAFF PRESENTATION

Deputy City Manager Ollie approached the Commissioners stating that the property owner proposes to demolish an existing residential dwelling.

The applicant 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 structure does not have

historical or architectural character importance or significance and the demolition will result in a positive, appropriate visual effect to the district.

BOARD ACTION

A motion was made by Vice Chair Stowe, seconded by Commissioner Chandler, to recommend approval to the City Council for Item 1. A vote was taken and carried 4 – 0, with Commissioner Jones arriving after the vote.

2. 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 (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) to allow for a brewery, food truck park, and events center within the Downtown Historic District, property located at 106 N. Birmingham Street (ZC 2022-16).

STAFF PRESENTATION

Deputy City Manager Ollie approached the Commissioners stating that the applicant is requesting a Special Use Permit to allow for a brewery, food truck park, and events center use at 106 N. Birmingham Street.

The SUP conditions allow the Brewery, Food Truck Park, and Events Center as uses, while setting hours of operation, parking requirements, and design standards. The applicant is proposing alterations to the facade of the structure, the addition of a shade cover over the current parking area, and other minor improvements.

The SUP standards eliminate the distance requirement from any existing or future schools, churches, residences, or alcohol establishments. Normally, those distance requirements can be anywhere from 300 to 1500 feet.

The applicant is requesting that no parking be required on site. There are 22 off-street parking spaces within 150', 75+ additional within 300', and Oak street is wide enough to allow for some on-street parking.

The applicant is requesting that the company's trademark colors be allowed in the design of the building.

Notices were sent to 13 property owners within 200 feet as required by state law. One comment form was received in favor and one comment form was received in opposition.

BOARD DISCUSSION

The Commissioners discussed in length about the hours and recommended Sunday through Thursday the hours to 9:00 PM and on Friday and Saturday to 12:00 AM. Mr. Schoenekase approached the Commissioners and agreed to the hours recommended.

The Commissioners questioned the parking. Mr. Schoenekase stated that signs can be posted, and that no parking allowed on the west side of the railroad.

The Commissioners discussed the height of the sign and recommended the height to not be taller than the adjacent properties rooflines. Mr. Schoenekase was in agreement.

PUBLIC COMMENTS

Chair Stone opened the Public Hearing for Item 2.

Mr. Randy Lanoue, 300 W Brown, spoke in opposition of the request due to traffic and parking.

Chair Stone closed the Public Hearing for Item 2.

BOARD ACTION

A motion was made by Vice Chair Stowe, seconded by Commissioner Chandler, to recommend approval Item 2 with stipulations that the hours of operation for the public to 8:00AM to 9:00PM Monday through Thursday and 8:00AM to Midnight on Friday, Saturday and Sunday; the sign being the same height as the adjacent property rooflines. A vote was taken and carried 5 – 0.

3. Hold a Public hearing to consider, and act upon a recommendation to the Planning & 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 2022-18).

STAFF PRESENTATION

Deputy City Manager Ollie approached the Commissioners stating that the applicant, the Wylie Economic Development Corporation (EDC) is requesting to rezone 280 W. Brown from DTH -residential only to DTH to allow for commercial or residential uses.

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 one lot and is bordered on the east by St Louis Southwestern Railroad. The Wylie Economic Development Corporation purchased the property and owns 401 W. Keefer. That property was rezoned in the same manner in March of 2022.

BOARD DISCUSSION

Wylie Economic Development Director Greiner, approached the Commissioners, stated that the two lots will be commercial use with minimal impact to traffic, with the use being possibly office use.

PUBLIC COMMENTS

Chair Stone opened the Public Hearing for Item 3.

Mr. Randy Lanoue, 300 W Brown, spoke in opposition of the request, due to traffic.

Chair Stone closed the Public Hearing for Item 3.

BOARD ACTION

A motion was made by Vice Chair Stowe, seconded by Commissioner Jones, to recommend approval for Item 3. A vote was taken and carried 5 – 0.

ADJOURNMENT

A motion was made by Commissioner Chandler, seconded by Vice Chair Stowe, to adjourn the meeting at 7:15PM.
A vote was taken and carried 5 – 0.

Sandra Stone, Chair

ATTEST

Lillian Baker, Secretary



Historic Review Commission

AGENDA REPORT

Department: Planning
 Prepared By: Renae' Ollie

Account Code: _____

Subject

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

Recommendation

Motion to recommend denial as presented

Discussion

OWNER/APPLICANT: Ashish Patel

The applicant/owner desires to add a secondary detached structure for the purpose of residential, retail and office uses. The lot area is 9,757 square feet and currently has a 1,250 square foot residential structure with general office use on the lot.

As presented, the new structure will be 1,456 square feet which includes a 160 square foot covered front porch, 2 bedrooms, 2 bathrooms, an office, dining room, living room, and a kitchen.

Required parking breakdown per submitted plans and in accordance with Article 5 Use Charts:

Office space 1/400 = 1 space

Single Family residential (as shown on plans) 2 spaces

6 parking spaces were poured in 2019 in the rear of the property with access from the alley. Those spaces do not appear on the subject plans, but the owner has verbally stated that the spaces will remain. The plans indicate new concrete in the front immediately adjacent to Ballard. City Ordinance restricts the design of any parking stall that allows any movement into or out of the stall upon public right-of-way.

In accordance with Article 5, Section 5.2.B.9 Single Family Dwelling, Detached means one dwelling unit located on a lot. Section 6.3.D.2 allows for residential and commercial uses within the same structure. It is staff's opinion that the existing structure along with the proposed structure does not meet the regulations of the ordinance and is therefore not allowed.

D. Permitted Uses

1. The Downtown Historic District may contain any combination of uses shown in the Use Chart in Article 5, Section 5.1.

2. Within the Downtown Historic District there are both residential and nonresidential uses which may be located in either residential structures or commercial structures. To maintain the architectural and historic character of existing blocks where one type of structure predominates, the following regulations shall apply.

a. Residential uses may be in residential structures or commercial structures. Residential uses in commercial structures are only allowed if they occupy less than 40 percent of the floor area of the building; and do not occupy the area adjacent to the street front.

b. Nonresidential uses may be in residential or commercial structures. Nonresidential uses in residential structures must be in those blocks where existing residential structures predominate.

c. In block faces within the District that are currently developed with residential structures, new construction shall be of historic design. Either residential or nonresidential uses may be located in the residential structures.

d. In block faces within the Downtown Historic District that are currently developed with commercial structures, new construction shall be of historic design.

Additional parking requirements outlined in Article 6.3.E.4.c:

c. Parking for Nonresidential Uses

i. Onsite surface parking shall generally not be placed in the required front yard and shall generally be separated from public streets by the building which it serves.

Exceptions to this requirement include:

a. A lot that is used entirely for surface parking with no listed use in accordance with Section 5.2.

b. Surface parking on corner lots or lots with frontage on 2 or more public streets shall comply with the above parking requirements along at least one street frontage.

c. Where onsite surface parking is constructed to serve existing buildings or additions to existing buildings, the above parking requirements shall not apply.

The applicant could continue to operate the current structure as a commercial use or convert it to a single-family residential dwelling or a combination of both commercial and residential. However, as a single platted lot, a second structure on the property could only be an accessory structure as defined by the ordinance or a second commercial use meeting all current codes, including but not limited to front, side, and rear setbacks, required parking and paving.

History of the property

In 2019, the owner/applicant presented a similar plan to the HRC for consideration. The 2019 plan included a 560 square foot prefabricated building for residential/office use. The submittal included several options to either renovate the existing garage or construct a new prefabricated building. The proposal was ultimately withdrawn by the applicant and did not move forward.



PERSPECTIVE VIEW
NTS

GENERAL NOTES:

1. THESE DESIGN DOCUMENTS ARE INTENDED TO BE A REPRESENTATION OF THE DESIGN INTENT AND ARE SUPPLIED TO ILLUSTRATE THE GENERAL TYPE OF CONSTRUCTION DESIRED. THE DRAWINGS ARE INTENDED TO IMPLY A PREMIUM QUALITY OF WORKMANSHIP THROUGHOUT.
2. DISCREPANCIES, ERRORS, OMISSIONS, AND ANY QUESTIONS REGARDING THE INTENT OF THE PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS SHALL BE REFERRED TO THE GENERAL CONTRACTOR FOR CLARIFICATION.
3. CONTRACTORS OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OR CLEARANCES AND SHALL BE RESPONSIBLE FOR THE VERIFICATION THEREOF TO INSURE COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND PERTINENT CODES. DIMENSIONS OF ANY EXISTING CONDITIONS MUST BE VERIFIED AT THE JOB SITE AND ANY DISCREPANCIES REPORTED TO THE GENERAL CONTRACTOR.
4. CONTRACTORS OR SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR'S PROJECT MANAGERS / JOB SITE SUPERVISOR IF FOR ANY REASON THEY CANNOT COMPLY WITH ANY FACET OF THE DRAWINGS, DOCUMENTS, DESIGN INTENT, OR SCHEDULING.
5. ALL WORK AND MATERIAL LISTED OR IMPLIED IN THESE DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTORS OR SUBCONTRACTORS RESPONSIBLE. ANY WORK ADVERSELY AFFECTING ANOTHER TRADE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION TO THE GENERAL CONTRACTOR.
6. CONTRACTORS OR SUBCONTRACTORS SHALL DISPOSE OF CONSTRUCTION DEBRIS IN A TIMELY MANNER IN THE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR. EVER EFFORT SHALL BE MADE TO MAINTAIN A CLEAN JOB SITE.
7. CONTRACTORS OR SUBCONTRACTORS SHALL TAKE NOTE THAT ANY COST CAUSED BY INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING, SHALL BE BORNE BY THE PARTY RESPONSIBLE.
8. DURING CONSTRUCTION, CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR CONSTRUCTION ACTIVITIES. ANY CUTTING OR PATCHING OF ANY EXISTING FINISHED WORK SHALL MATCH ADJOINING SURFACES.
9. SAFETY FIRST! CONTRACTORS OR SUBCONTRACTORS SHALL FURNISH ANY EQUIPMENT OR SUPPLIES NECESSARY TO PERFORM THEIR WORK IN A MANNER THAT SHALL MEET OR EXCEED OSHA REQUIREMENTS.
10. CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY BARRIERS, LIGHTING, COVERINGS, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK. SUBCONTRACTORS SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR ANY EQUIPMENT, PROTECTION, ETC., THAT MUST REMAIN IN PLACE AFTER COMPLETION OF THE SUBCONTRACTORS PORTION OF WORK.

BUILDING CODE ANALYSIS:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CURRENT RECOGNIZED BY THE CITY OF WYLIE, COLLIN COUNTY, TEXAS.

CONTRACTOR NOTES:

1. ALL EXTERIOR WALLS SHALL BE 2x4 U.N.O.
2. ALL INTERIOR WALLS SHALL BE 2x4 U.N.O.
3. ALL FINISHED WALLS SHALL BE FIELD VERIFIED PRIOR TO ANY CUSTOM CABINETRY.
4. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
5. SLIGHT ADJUSTMENT IN WALL LOCATIONS UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS, SO LONG AS IT DOES NOT AFFECT THE FUNCTION OF FLOOR OR ROOF TRUSSES. THIS DOES NOT RELIEVE THE PLUMBER OF LIABILITY IF NOT DONE.
6. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO CONSTRUCTION.
7. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED U.N.O
8. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENINGS WITH MANUFACTURER.
9. FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE.

Layout Page Table			
Label	Title	Description	Comments
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A-2	SITE PLAN / ROOF PLAN		
A-3	ELEVATIONS / SCHEDULES		
A-4	DIMENSION PLAN / ELECTRICAL PLAN		

PLANS FOR:

ASHISH PATEL
308 N. BALLARD
WYLIE, TEXAS 75098

TITLE: COVER SHEET

SHANNON NEWBOM MARK NEWBOM

CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DRAWN BY:

DATE:

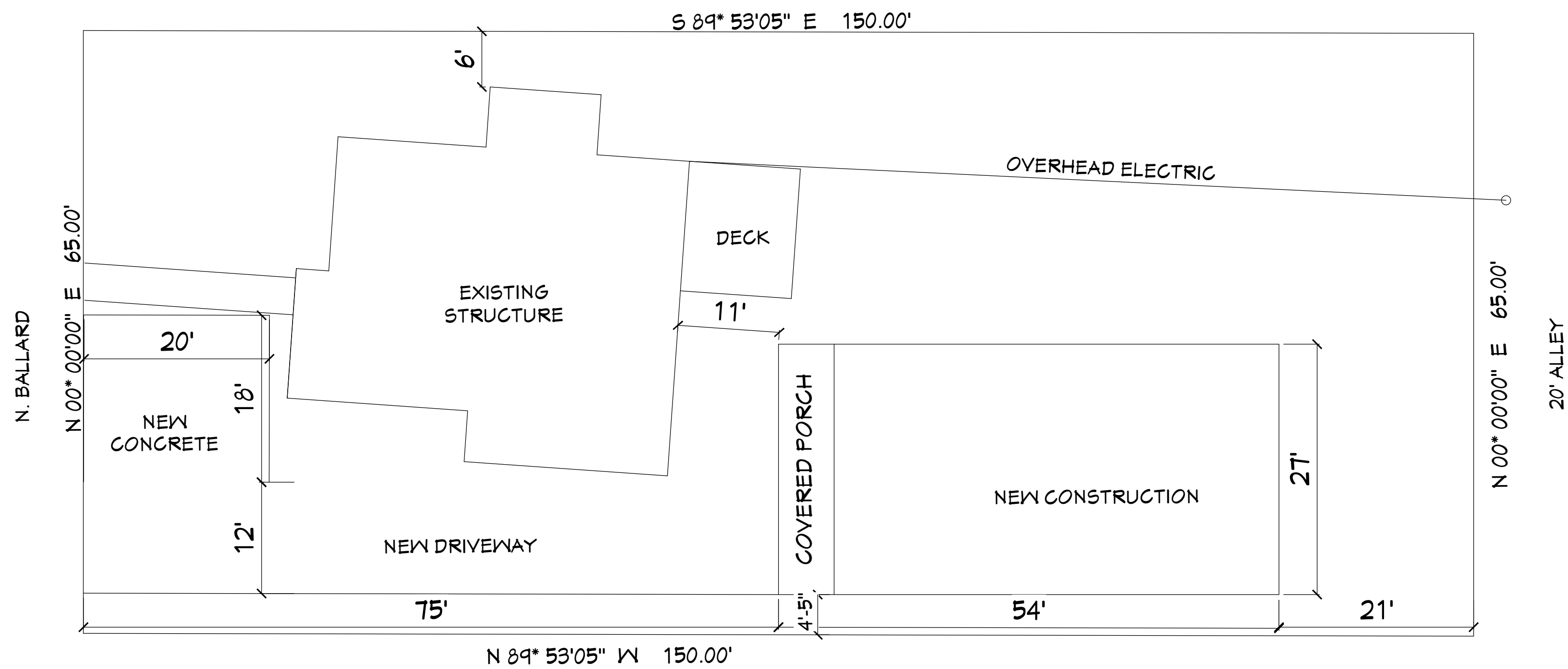
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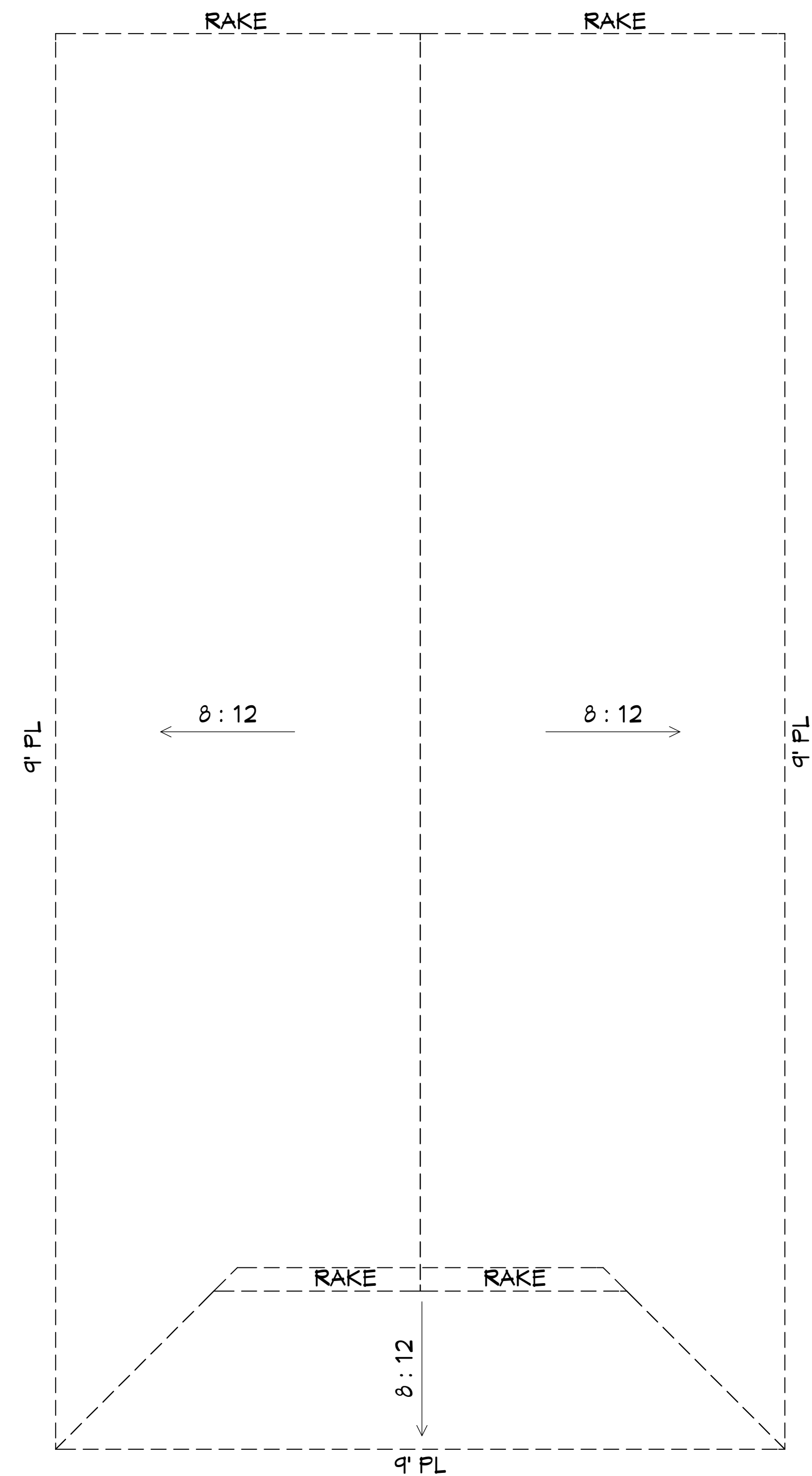
A-1



NOTE:
1. TOPOGRAPHICAL INFORMATION SUPPLIED BY A THIRD PARTY.
CADAZIGN IS NOT RESPONSIBLE FOR ANY TOPOGRAPHICAL
OR SURVEY INFORMATION. ALL MEASUREMENTS SHOULD BE FIELD VERIFIED.
MEASUREMENTS ARE APPROXIMATE AND ARE FOR LAYOUT PURPOSES ONLY.
2. OWNER AND BUILDER ARE RESPONSIBLE FOR VERIFYING ALL PROPERTY
SETBACKS, RESTRICTIONS, AND ELEVATION MEASUREMENTS.
3. OWNER AND OR BUILDER RESPONSIBLE FOR DETERMINING AND DESIGNING RETAINING
WALLS AND STRUCTURAL STEM WALLS



1 SITE PLAN
SCALE: 1"=10'



2 ROOF PLAN
SCALE: 1/4"=1'

NOTE:
1. APPROXIMATELY 1980 S.F. ROOFING AREA.

SHANNON NENSON MARK NENSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DATE:
2/14/2023

SCALE:
AS SHOWN

SHEET:

A-2

PLANS FOR: ASHISH PATEL
308 N. BALLARD
WYLIE, TEXAS 75098

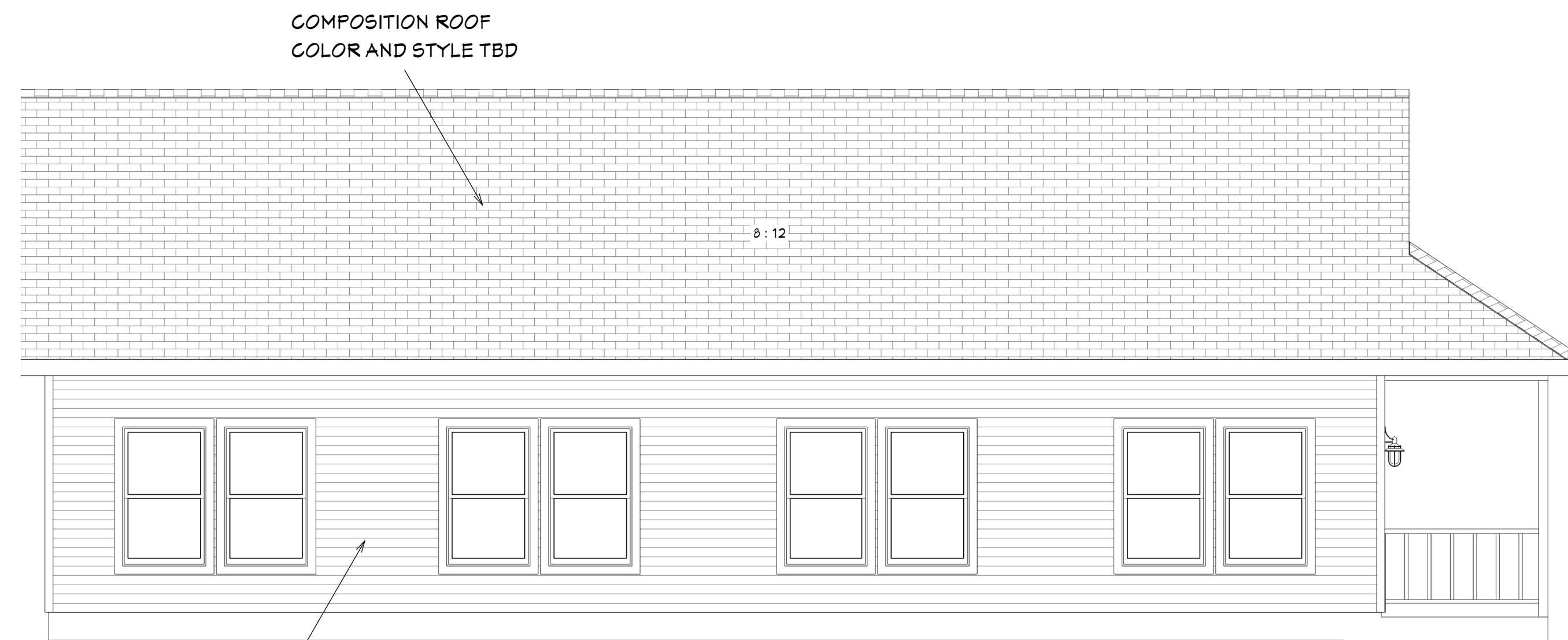
TITLE:
SITE PLAN / ROOF PLAN



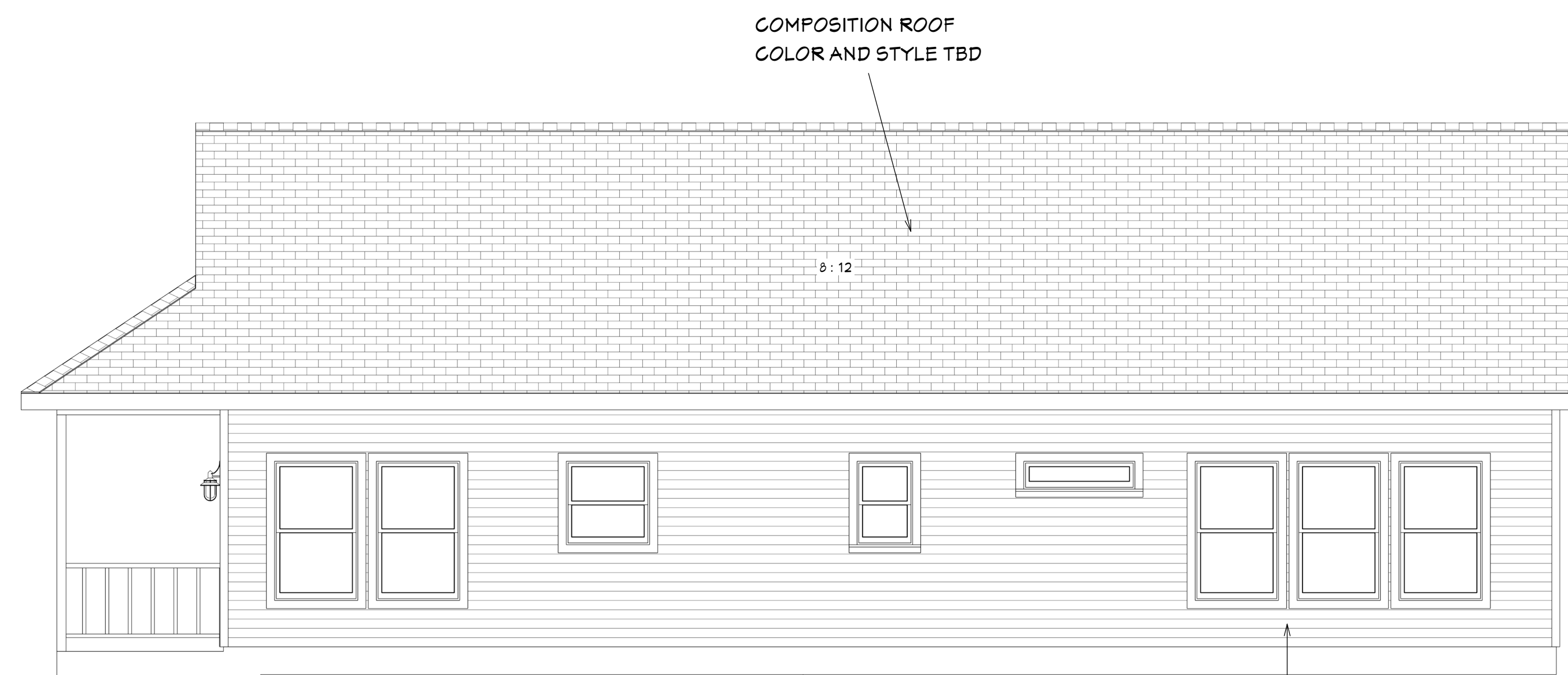
1 FRONT ELEVATION
SCALE: 1/4"=1'



2 REAR ELEVATION
SCALE: 1/4"=1'



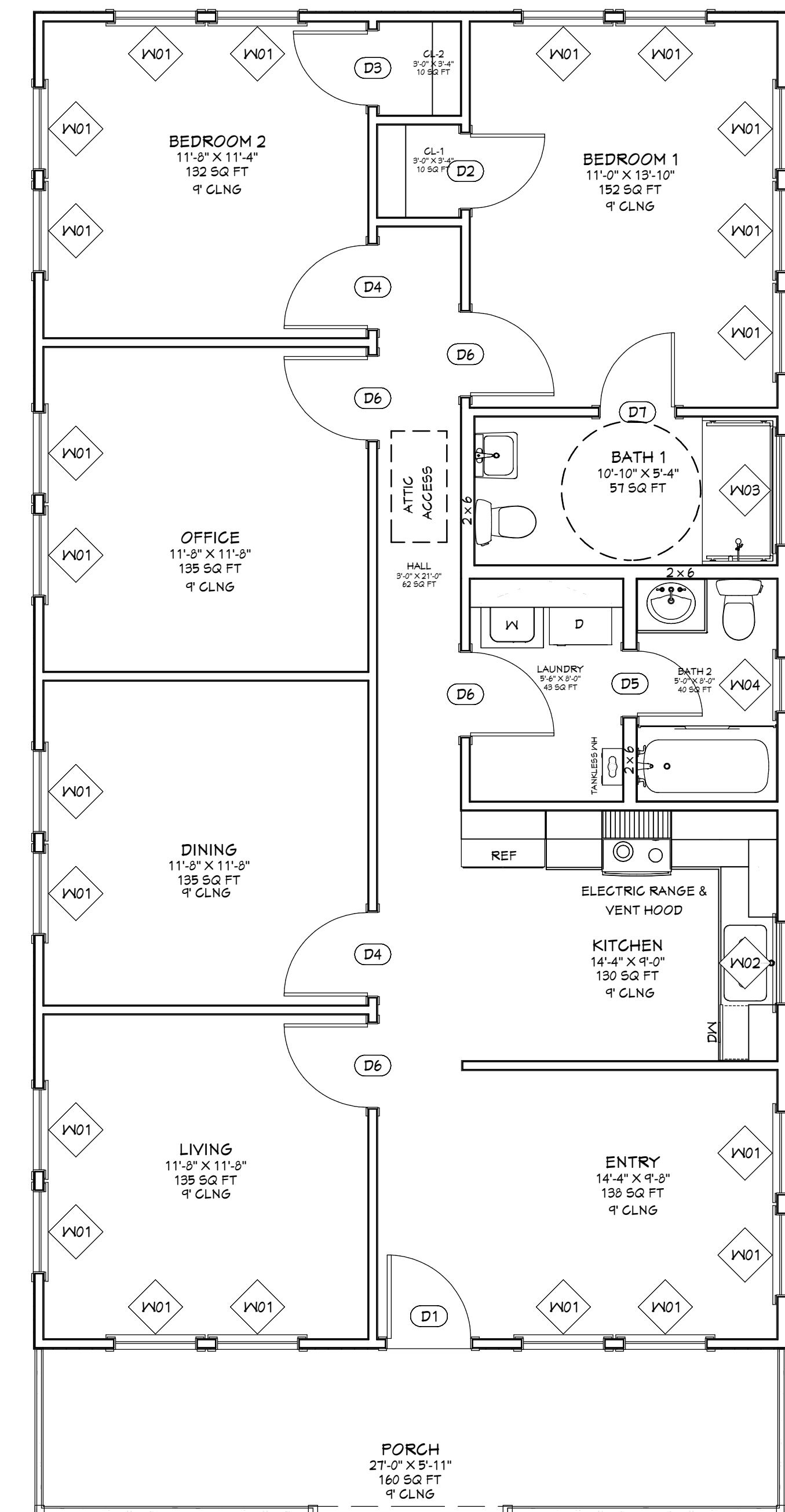
3 LEFT ELEVATION
SCALE: 1/4"=1'



4 RIGHT ELEVATION
SCALE: 1/4"=1'

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER
W01	3050 SH 6'-8" HH	21	1	3050SH	36"	60"	37"X61"	SINGLE HUNG	2X6X40" (2)
W02	3030 SH 6'-8" HH	1	1	3030SH	36"	36"	37"X37"	SINGLE HUNG	2X6X40" (2)
W03	4010 FXD 6'-8" HH	1	1	4010FX	48"	12"	49"X13"	FIXED GLASS	2X6X52" (2)
W04	2030 SH 6'-8" HH	1	1	2030SH	24"	36"	25"X37"	SINGLE HUNG	2X6X28" (2)

DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	
D1	3068	1	1	3068 L EX	36"	80"	38"X83"	EXT. HINGED-DOOR	E02
D2	2868	1	1	2868 L IN	32"	80"	34"X82 1/2"	HINGED-DOOR	P10
D3	2868	1	1	2868 R IN	32"	80"	34"X82 1/2"	HINGED-DOOR	P10
D4	3068	2	1	3068 L IN	36"	80"	38"X82 1/2"	HINGED-DOOR	P10
D5	2468	1	1	2468 R IN	28"	80"	30"X82 1/2"	HINGED-DOOR	P10
D6	3068	4	1	3068 R IN	36"	80"	38"X82 1/2"	HINGED-DOOR	P10
D7	2868	1	1	2868 R IN	32"	80"	34"X82 1/2"	HINGED-DOOR	P10



1 DOOR & WINDOW SCHEDULES
SCALE: 1/4"=1'

PLANS FOR:

ASHISH PATEL
303 N. BALLARD
WYLIE, TEXAS 75098

TITLE: ELEVATIONS / SCHEDULES

SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

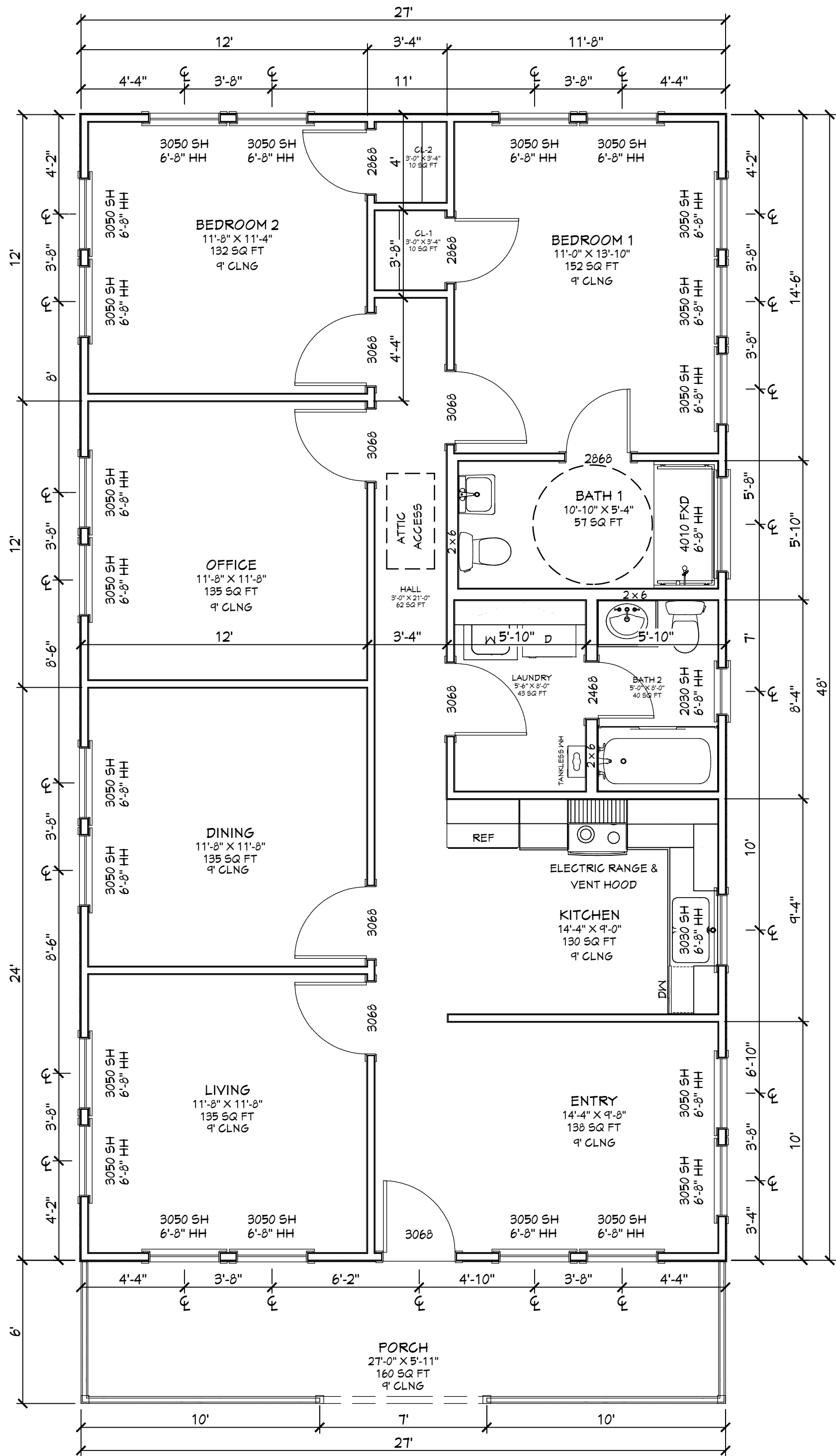
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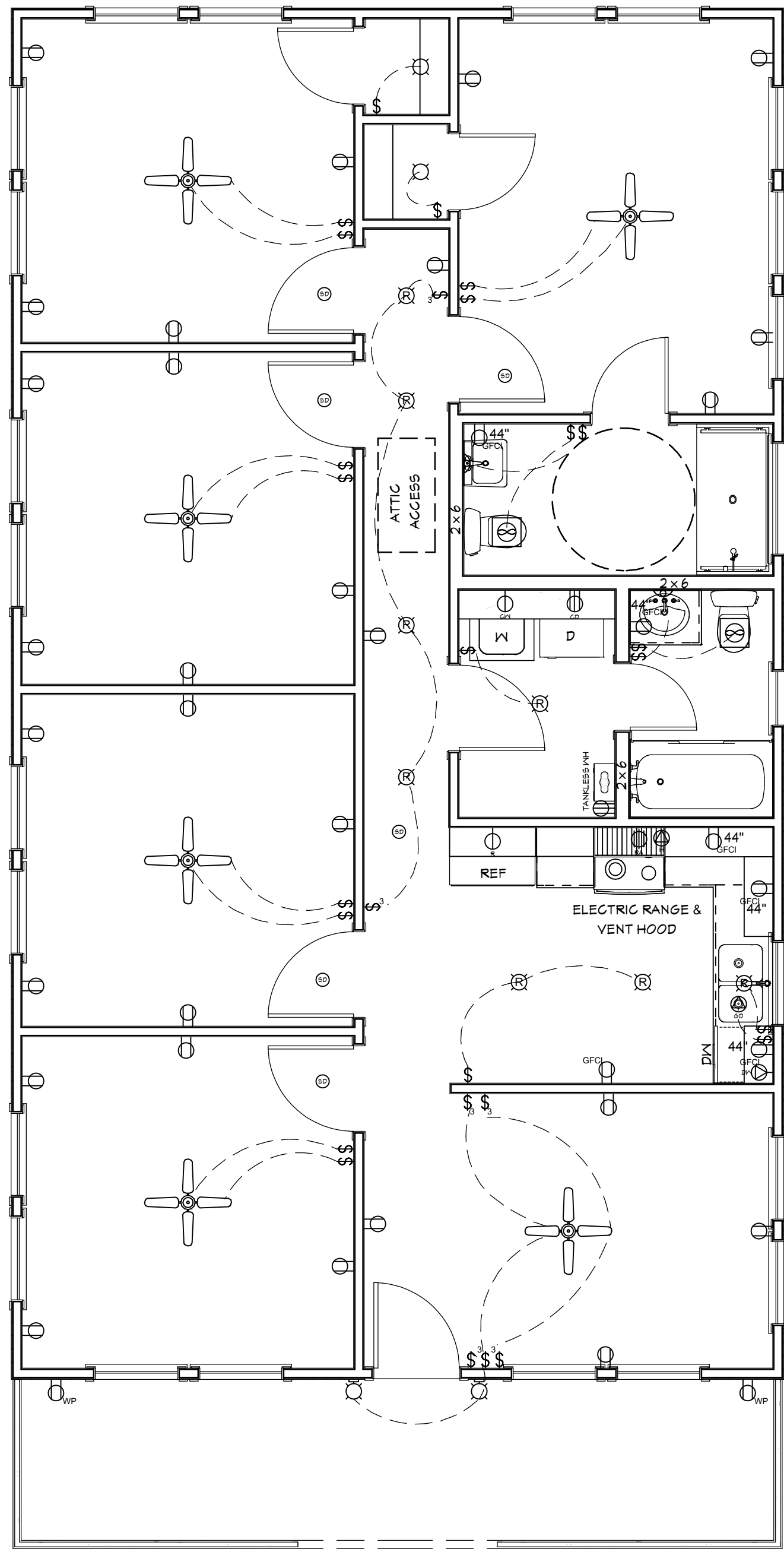
A-3



1 FLOOR PLAN
SCALE: 1/4"=1'

AREAS	
TOTAL LIVING AREA	1296 SQ. FT.
COVERED PORCH	160 SQ. FT.
TOTAL SQ FT	1456 SQ. FT.

Living Area
1296 sq ft



2 ELECTRICAL PLAN
SCALE: 1/4"=1'

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel
	MOTION SENSOR SPOTLIGHT

PLANS FOR: ASHISH PATEL
308 N. BALLARD
WYLIE, TEXAS 75098

TITLE: DIMENSION PLAN / ELECTRICAL PLAN

SHANNON NENSON MARK NENSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
2/14/2023

SCALE:
AS SHOWN

SHEET:

A-4



Historic Review Commission

AGENDA REPORT

Department: Planning

Account Code: _____

Prepared By: Renae' Ollie

Subject

Consider and act upon a recommendation to the City Council regarding a request to remodel and extend the existing patio and relocate the ADA ramp on a restaurant use, located at 302 N. Ballard within the Downtown Historic District.

Recommendation

Motion to recommend approval as presented

Discussion

OWNER: Orduna Fatima Guadalupe

APPLICANT: Rodney K. Lewis

The Owner/Applicant proposes to extend the existing patio south five (5) feet and relocate the ADA ramp to the front. The current owner purchased the property in 2019 and did a major renovation to the structure including adding outdoor seating.

Previous renovations included constructing a walk-in cooler to the rear, opening up the southside of the building to add a bar on the porch, as well as adding doors and windows.

The plans indicate the side facing porch being extended five feet to the south and the front facing porch being extended three feet and five feet to the west. The porch extensions will have a new half wall exterior. In addition, a storage area will be constructed on the southeast corner of the building and will reuse the original windows. New exterior materials and paint will match existing.

No portion of the new construction shall encroach the existing sidewalks. The new ramp shall meet all ADA requirements prior to city signing off on final inspection.

The owner desires to begin work in April. This item will be considered on the April 11th Council Consent Agenda.

FRANKIE'S CASA REMODEL



PLANS FOR:

FRANKIE'S CASA
PATIO ADDITION
302 N. BALLARD AVENUE
WYLIE, TEXAS 75098

TITLE:

COVER SHEET

SHANNON NENSON MARK NENSON

CADAZIGN

ROYSE CITY, TEXAS 75189
469-338-9863

DRAWN BY:

DATE:

2/20/2023

SCALE:

AS SHOWN

SHEET:

A-1



NOTE:
1. MATCH EXISTING MATERIAL AND PAINT COLOR.
2. FIELD VERIFY ROOF PITCH AND DIMENSIONS.

1 FRONT ELEVATION
SCALE: 1/4"=1'



NOTE:
1. MATCH EXISTING MATERIAL AND PAINT COLOR.
2. FIELD VERIFY ROOF PITCH AND DIMENSIONS.

2 RIGHT ELEVATION
SCALE: 1/4"=1'

FRANKIE'S CASA
PATIO ADDITION
302 N. BALLARD AVENUE
WYLIE, TEXAS 75098

PLANS FOR:

TITLE:
ELEVATIONS

SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

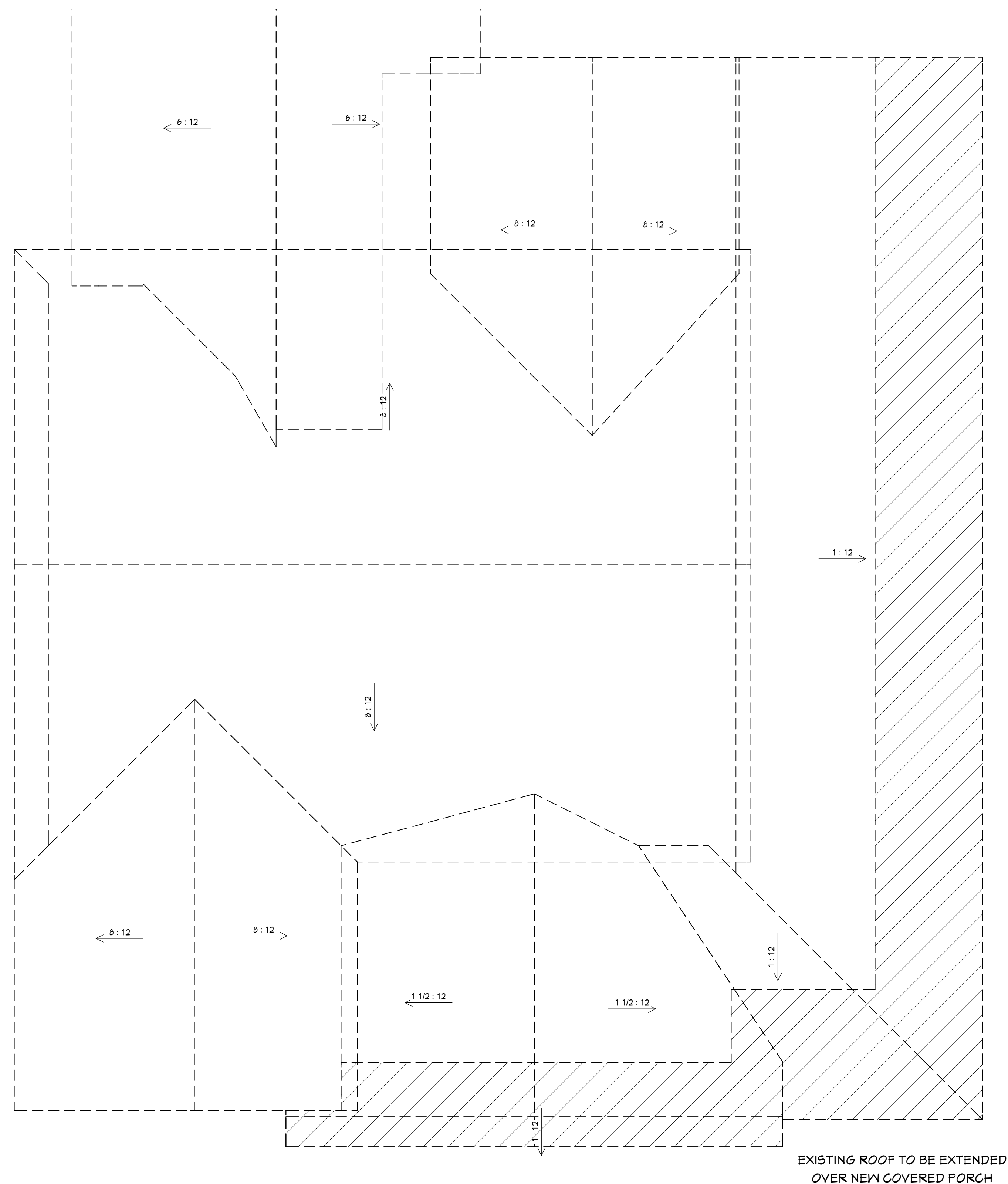
DRAWN BY:

DATE:
2/20/2023

SCALE:
AS SHOWN

SHEET:

A-3



2 ROOF PLAN
SCALE: 1/4"=1'

A-2





