

Wylie Historic Review Commission Regular Meeting

September 25, 2025 – 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.

PRESENTATIONS

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 approval of the meeting minutes from the July 24, 2025 Historic Review Committee meeting.

REGULAR AGENDA

1. Consider and act upon a request regarding the enclosure of an existing outdoor covered storage area and conversion of a garage for overflow seating for a restaurant located in the Downtown Historic District. Property located at 302 N Ballard.

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on September 19, 2025, 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.

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: Gabby Fernandez

Subject

Consider and act upon meeting minutes from the July 24, 2025, Historic Review Commission Regular Meeting.

Recommendation

Motion to approve as presented.

Discussion

The minutes are attached for your consideration.

Wylie Historic Review Commission Regular Meeting

July 24, 2025 – 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. In attendance were Chair Sandra Stone, Vice-Chair Allison Stowe, Commissioner Kali Patton, Commissioner Edwin Caffrey, Commissioner Krisleigh Hoermann and Commissioner Bekka Herpeche. Staff present were Director of Community Services Jasen Haskins and Administrative Assistant Gabby Fernandez. Absent was Commissioner Tommy Todd.

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.

None approached the Commission.

ELECTION OF CHAIR AND VICE-CHAIR

Nominate and motion for Chair

A motion was made by Commissioner Stone, seconded by Commissioner Patton to nominate Commissioner Stowe as Chair of the Wylie Historic Review Commission. A vote was taken and carried 6-0.

Nominate and motion for Vice-Chair

A motion was made by Chair Stowe, seconded by Commissioner Patton to nominate Commissioner Stone as Vice-Chair of the Wylie Historic Review Commission. A vote was taken and carried 6-0.

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, approval of the meeting minutes from the December 19, 2024, Historic Review Commission Meeting.**

Commission Action on Consent Agenda

A motion was made by Commissioner Caffrey and seconded by Commissioner Patton to approve the Consent Agenda. A vote was taken and carried 6 – 0.

REGULAR AGENDA

1. **Consider, and act upon, a request regarding the building of an accessory structure addition to a single family home in the Downtown Historic District. Property located at 211 North Keefer.**

Vice-Chair Stone recused herself from the meeting due to a conflict of interest.

Commission Action on Regular Agenda

A motion was made by Commissioner Patton and seconded by Commissioner Hoermann to approve Regular Agenda Item 1 as presented. A vote was taken and carried 5 – 0.

ADJOURNMENT

A motion was made by Vice-Chair Stone and seconded by Commissioner Patton to adjourn. A vote was taken and carried 6 – 0. Chair Stowe adjourned the meeting at 6:09 p.m.

Allison Stowe – Chair

ATTEST

Gabby Fernandez - Secretary



Historic Review Commission

AGENDA REPORT

Department: Planning

Item: 1

Prepared By: Kevin Molina

Subject

Consider and act upon a request regarding the enclosure of an existing outdoor covered storage area and conversion of a garage for overflow seating for a restaurant located in the Downtown Historic District. Property located at 302 N Ballard.

Recommendation

Motion to recommend (**approval, approval with conditions, or denial**) as presented

Discussion

Owner: Jimenez Evaristo

Applicant: Jose Rosales & Bryan Rogers

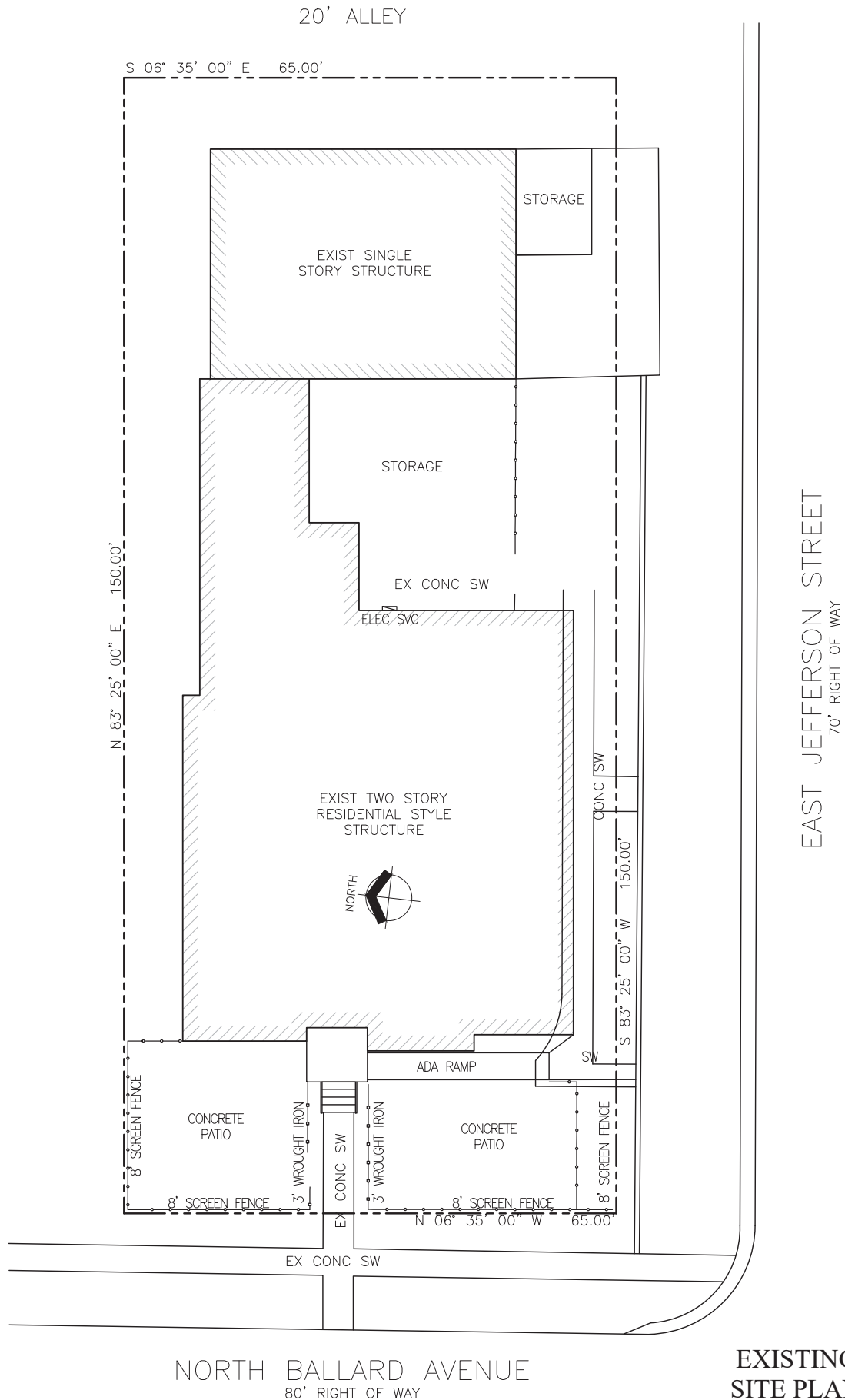
The Owner/Applicant is proposing to replace an existing screening fence with a non load bearing partition wall for a storage area that faces East Jefferson Street. In addition to this the applicant is requesting to convert an existing garage for overflow seating. The Garage door is to be replaced with a newly built foyer which would be accessible via a new ramp installed with handrails.

The purpose of the request is to provide exterior improvements to the existing visual appearance of the restaurant, protect stored materials with the enclosed storage area, and provide additional seating for the clientele in the overflow room. While the main area of the restaurant was a home built in 1900, the proposed additions and alterations will be on the addition that was completed in 1993.

All of the proposed exterior materials are to match the existing appearance of the restaurant. Paint for the new partition walls and foyer shall be SW 7012 Creamy from the Sherwin Williams America's Heritage Pallet.

The current owner purchased the property in 2019 and has completed renovations on the property which include outdoor seating, constructing a walk-in cooler to the rear, expanding the south side of the building to add a bar on the porch, adding doors and windows and lastly extending the existing patio to relocate the ADA ramp to the front of the building. These previous modifications received approval by the Historic Review Commission and City Council on 06/11/2019 and on 04/11/2023.

In accordance with Ordinance No. 2022-34, any development proposing new construction or substantial renovation requires special oversight by the Commission to ensure preservation of the historic and architectural character of the area.

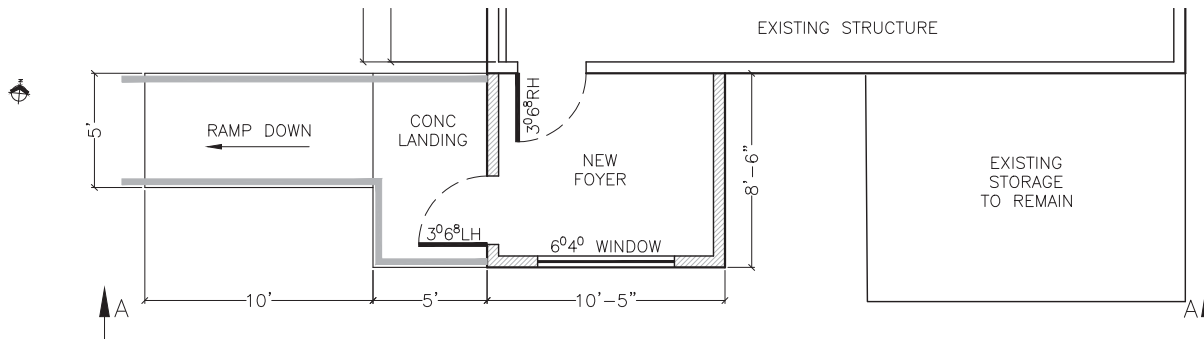


DRAWING REV:	FOR:	CONSTRUCTION
DRAWN BY:	BYRON D. ROGERS	
DATE:	09-11-2025	
SHEET	6	OF

FRANKIE'S CASA
302 N. BALLARD AVENUE, CITY OF WYLIE,
COLLIN COUNTY, TEXAS 75098

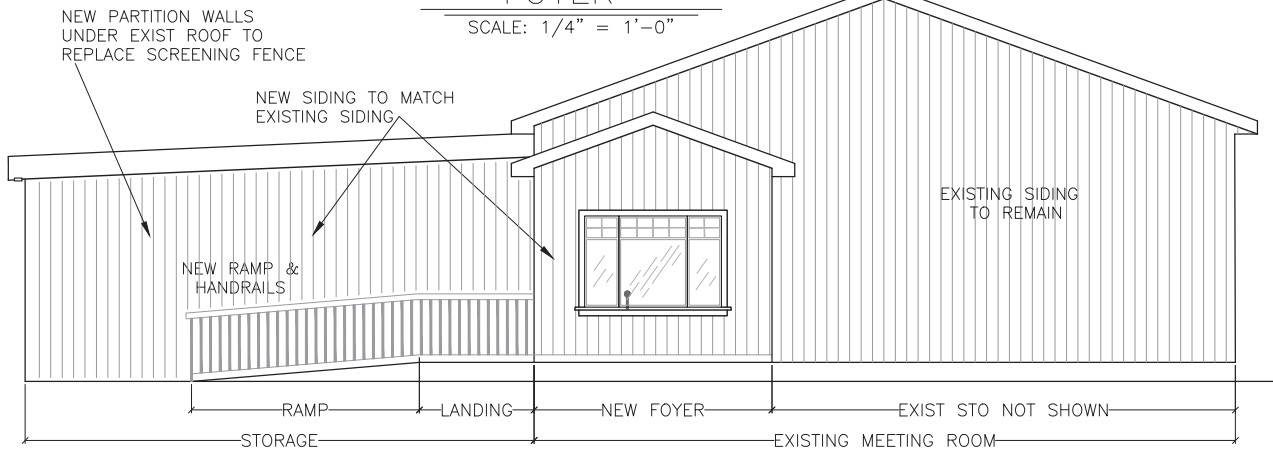
DESIGN DRAW BUILD LLC
P.O. BOX 1454, WYLIE, TEXAS 75098
214-773-6460 WWW.DesignDrawBuild.it
CONCEPTUAL • DESIGN • CONST DWG PKGS • CONSTRUCTION MANAGEMENT





FOYER

SCALE: 1/4" = 1'-0"



VIEW A-A

SCALE: 1/4" = 1'-0"

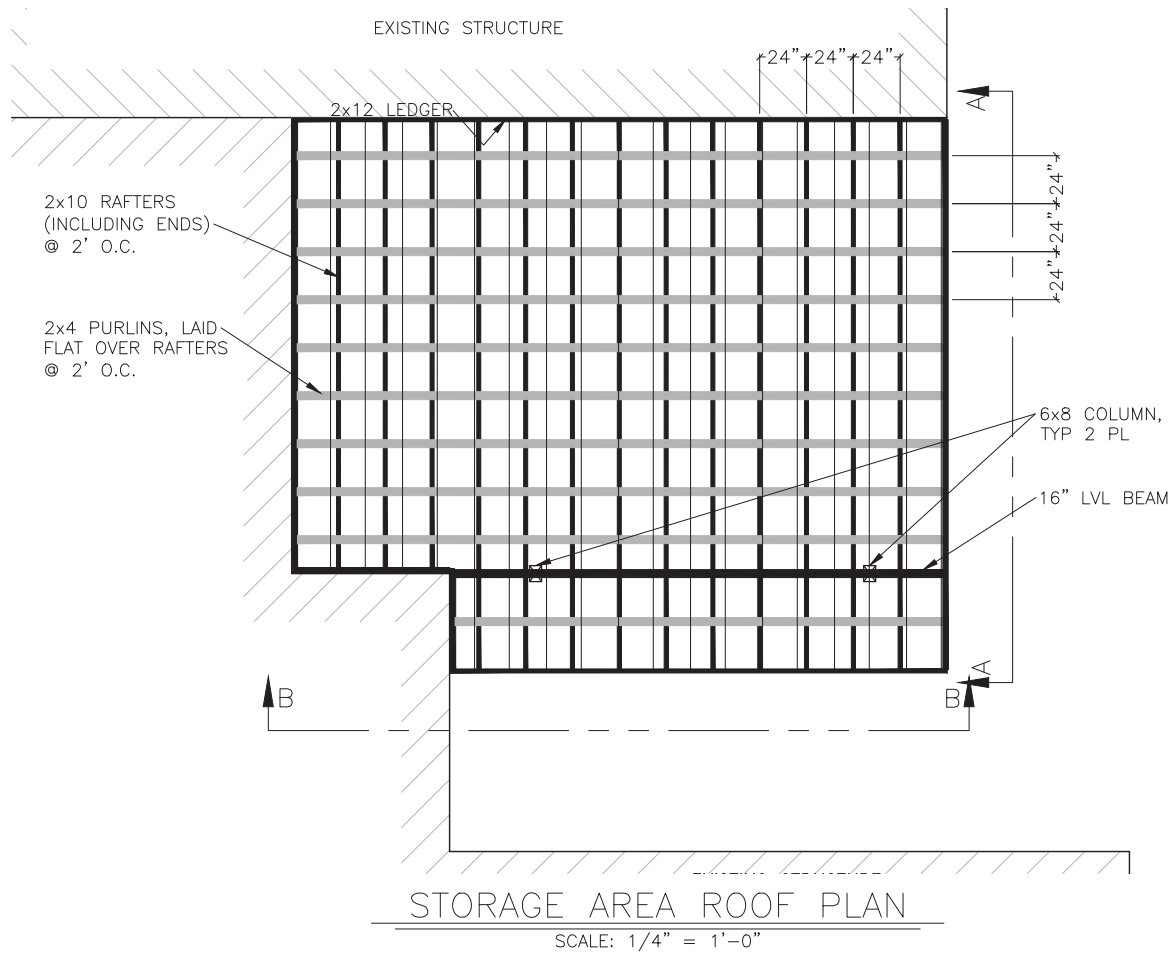
Design
Draw
Build
LLC
BUILD.IT

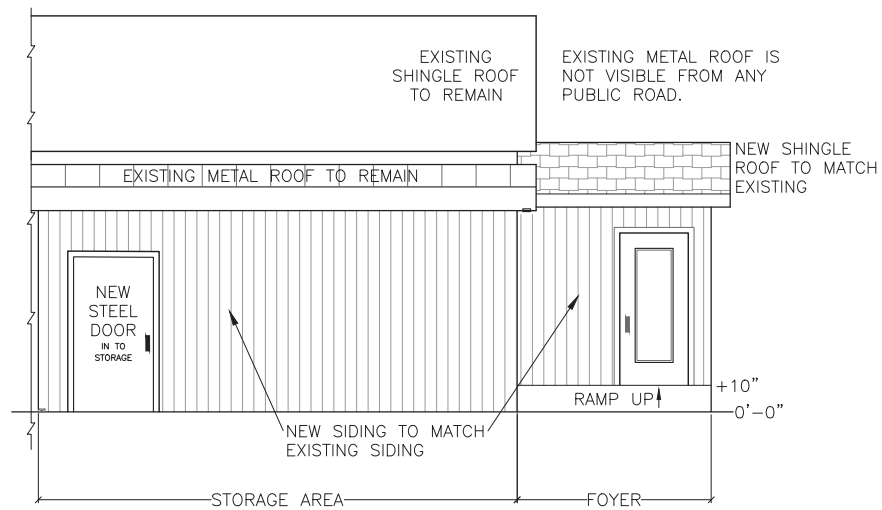
P.O. BOX 1484, WYLLIE, TEXAS 75098
214-773-6800 WWW.DesignDrawBuild.it
CONSTRUCTION • DESIGN • CONSTRUCTION MANAGEMENT

FRANKIE'S CASA
302 N. BALLARD AVENUE, CITY OF WYLLIE,
COLLIN COUNTY, TEXAS 75098

DRAWING REV:
FOR:
Construction
DRAWN BY:
Bryan D. Rogers
DATE:
09-16-2025

SHEET
8
OF





VIEW B-B, LOOKING EAST
SCALE: 1/4" = 1'-0"

historic color
AMERICA'S HERITAGE

