

# Wylie Historic Review Commission Regular Meeting

November 17, 2022 – 6:00 PM

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



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## 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.
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).
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).

## ADJOURNMENT

### CERTIFICATION

I certify that this Notice of Meeting was posted on November 10, 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.

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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: 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.

# 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.

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*Sandra Stone, Chair*

#### **ATTEST**

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*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.

**APPLICATION FOR HISTORIC REVIEW**Date: 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: 972-442-7901Mailing Address: 250 S Hwy 78, Wylie TX 75098Email Address: info@wylieedc.com Fax: \_\_\_\_\_**PROPERTY OWNER INFORMATION**Name: Wylie Economic Development Corporation Phone: 972-442-7901Mailing Address: 250 S Hwy 78, Wylie TX 75098Email Address: info@wylieedc.com Fax: \_\_\_\_\_**PROJECT INFORMATION**Name of Business (if applicable): n/aCurrent or intended use of the building: n/aAddress 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:

- ☐ Attached Sign
- ☐ Temporary Sign
- ☐ Monument Sign

- ☐ Pole Sign
- ☐ Banner
- ☐ 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

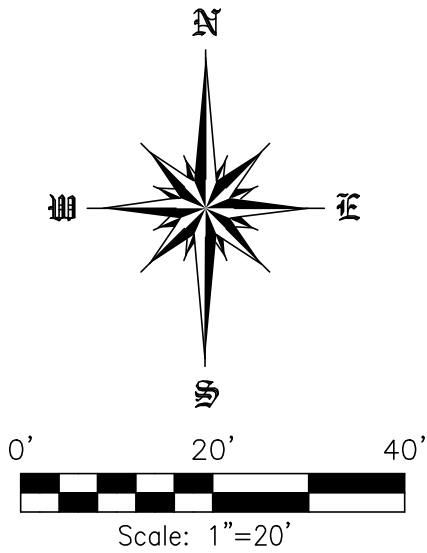
**I have carefully read the complete application and know the same is true and correct. I understand the ordinances governing the activity described in this application, and I agree to comply with all provisions of the City ordinances, State laws, and all property restrictions, whether herein specified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

X 

(Owner or Authorized Agent)

**RETURN TO:**

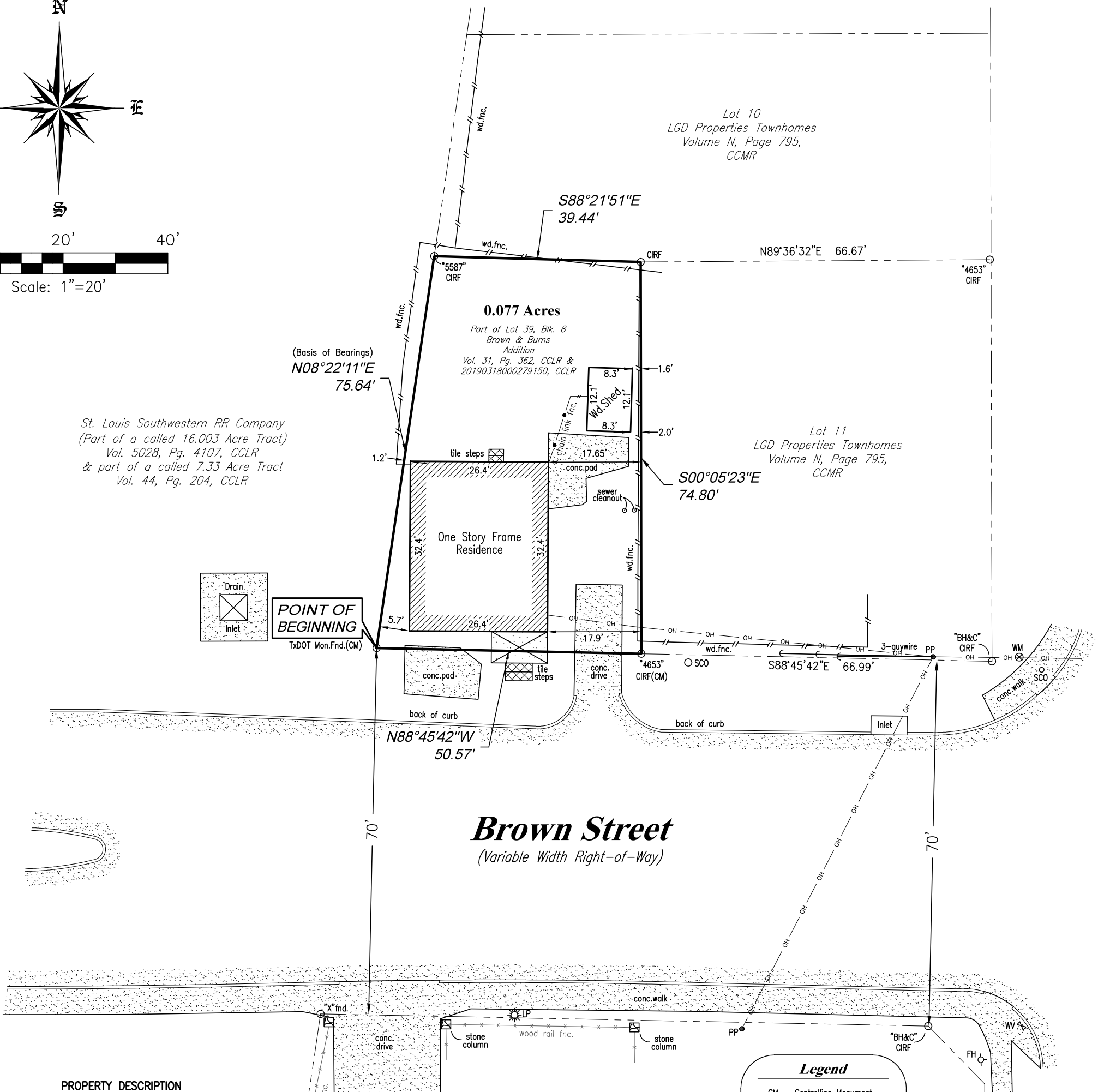
**City of Wylie**  
**Planning Department**  
**300 Country Club Road, Building 100**  
**Wylie, Texas 75098**  
**(972) 516-6320**



St. Louis Southwestern RR Company  
(Part of a called 16.003 Acre Tract)  
Vol. 5028, Pg. 4107, CCLR  
& part of a called 7.33 Acre Tract  
Vol. 44, Pg. 204, CCLR

Lot 10  
LGD Properties Townhomes  
Volume N, Page 795,  
CCMR

Lot 11  
LGD Properties Townhomes  
Volume N, Page 795,  
CCMR



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.

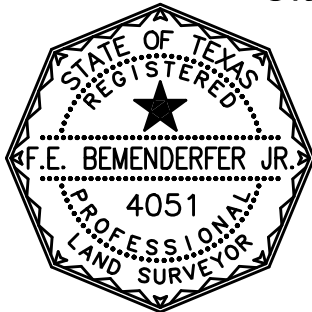
I hereby certify that on the 12th day of July 2022, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, 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



| Legend |                            |
|--------|----------------------------|
| CM     | Controlling Monument       |
| CCMR   | Collin County Map Records  |
| CCLR   | Collin County Land Records |
| SCO    | Sewer Cleanout             |
| SS     | Street Sign                |
| PP     | Power Pole                 |
| LP     | Light Pole                 |
| SDMH   | Storm Drain Manhole        |
| WM     | Water Meter                |
| CIRF   | Capped Iron Rod Found      |
| ROW    | Right-of-Way               |
| FH     | Fire Hydrant               |
| WV     | Water Valve                |
| Mon.   | Monument                   |
| OH     | Overhead Lines             |

Notes: 1) Bearings based on Texas State Plane Coordinate System, North Central Zone 4202 (NAD83) 2) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0420J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X); 3) This survey was performed with the benefit of Title Commitment GF No. It-19135-1901352200437 issued July 12, 2022;

**Title Survey**  
**0.077 Acre Tract**  
**200 W Brown Street**  
**Samuel B. Shelby Survey, Abstract No. 820**  
**City of Wylie, Collin County, Texas**

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



































# Historic Review Commission

## AGENDA REPORT

**Department:** Planning

**Item:** 2

**Prepared By:** Jasen Haskins, AICP

### 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 (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).

### Recommendation

Motion to recommend approval as presented

### Discussion

**Owner: Wylie Economic Development Corporation**

**Applicant: Jason Griener for WEDC**

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. Those colors are generally represented in the zoning exhibit. Any color may be submitted for approval, and selection of a historic color is not a guarantee of approval by the HRC. Building style, location, and neighboring structures will be taken into consideration.

The properties adjacent to the subject property are commercial uses. The subject property lies within the DTH area of the Comprehensive Land Use Plan and is compatible with the Plan.

While staff does have concerns regarding the current parking situation and the requested hours of operation, the use will likely be beneficial to the vibrancy of the DTH and therefore recommends approval.

Notices were sent to 13 property owners within 200 feet as required by state law. At the time of posting no responses were received in favor or opposed.



# Locator Map



ZONING CASE:  
ZC 2022-16; Glen Echo Brewing

 SUBJECT property

0 50 100 200 300 400 500 Feet



Date: 10/11/2022





# Zoning Application

11/17/2022 Item 2.

WYLIE

Application For ☐ Zoning Change ☐ Planned Development ☒ Special Use Permit

A submittal application is not official until all the following are delivered to and acknowledged by the City and the City issues a payment receipt.

- ☒ This application signed, with all information complete and accurate.
- ☒ Required drawings on one USB flash drive
  - ☒ A zoning exhibit in PDF Format
  - ☒ Development Standards (if PD or SUP)
  - ☒ A legal description of the property in PDF format
- ☒ Completed Zoning checklist
- ☒ Filing Fee: Standard: \$400 plus \$15 per acre/ PD: \$750 plus \$25 per acre/ SUP: \$500 plus \$20 per acre

Name of Proposed Development: Glen Echo Brewing  
 Address or Legal Description: 106 N. Birmingham Street  
 Acreage: .21 Current Zoning: DTH Proposed Zoning: DTH

Name of Applicant Debbie Schoenekase Signature: Debbie Schoenekase  
 Address: 7289 Moss Ridge Road, Parker, TX 75002  
 Phone: 214.647.4556 E-mail: debbie@glenechobrewing.com  
 Name of Property Owner (if not applicant): Wylie EDC  
 Property Owner signature (if not applicant): [Signature]

Name of Engineer: Steve Schoenekase  
 Address: 7289 Moss Ridge Road, Parker, TX 75002  
 Phone: 214.649.7742 E-mail: Steve@glenechobrewing.com

## Office Use Only

Date Received: 9/26/22 P&Z Date: \_\_\_\_\_ CC Date: \_\_\_\_\_  
 Planner: \_\_\_\_\_ Engineer: \_\_\_\_\_  
 Amount Received: \$ 520.00 Receipt Number: 1477330 Ver 2021.2.12

# Zoning Checklist



Following are informational requirements to be located on zoning exhibits. Each item should be located on the zoning exhibit as indicated or where appropriate. As part of the review process, additional information may be requested.

- ☒ Zoning Exhibit prepared by a registered engineer, architect, or landscape architect scaled for 24"x 36".
- ☒ Show the name of the project, name of owner, engineer, architect, surveyor, etc. with addresses, phone numbers, and email.
- ☒ Show date of drawing, graphic scale, north arrow, location map, and legend.
- ☒ Provide proposed development schedule
- ☒ Show the entire lot or site area with boundary dimensions, lot size, and proposed use.
- ☒ Show adjacent property subdivision names, property lines, zoning, and structures (if within 50 feet of property line).
- ☒ Show building locations, footprints with dimensions, square footage, setbacks, residential proximity (if applicable), and lot coverage.
- ☒ Show the location, layout and dimensions of all off street parking, drives, ingress and egress points, fire lanes, access easements, rights-of-way, alleys, sidewalks, loading areas, and turnarounds.
- ☒ Show the location of all existing and proposed utilities, easements, drainage systems or storm water control elements and flood plain designation..
- ☒ Zoning signs posted as required by Section 8.1.2 of the Zoning Ordinance
- ☒ Any presentations (optional) shall be submitted Monday the week prior to the meeting.

Zoning Case: 2022-15

Number of Signs: \_\_\_\_\_

Zoning sign placed by: \_\_\_\_\_ Signature: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Staff Signature: \_\_\_\_\_

Returned Staff Signature: \_\_\_\_\_ Return Date: \_\_\_\_\_

Ver 2020.4.2



**EXHIBIT "A"****Special Use Permit – Downtown Historic District (DTH)****106 N Birmingham Street****ZC 2022-16****I. PURPOSE:**

1. The purpose of this Special Use Permit is to allow for the Brewery, Brew Pub, Food Truck Park, and Events Center uses within the Downtown Historic District using the existing building located at 106 N Birmingham Street
2. By definition, a Brewery and Brew Pub, unless otherwise preempted by state law, is a facility for the manufacture, packaging, labeling, storage, distribution, and selling for on- and off-premises consumption of beer and malted beverages.

**II. GENERAL CONDITIONS:**

1. This exhibit shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021 and amended April 2022), except as specifically provided herein.
2. The design and development of the Brewery shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

**III. SPECIAL CONDITIONS:****A. Permitted Uses**

1. This SUP will allow Brewery & Brew Pub as a permitted use within Downtown Historic District as follows:
  - Beer and/or wine may be sold for on- and off-premises consumption in accordance with the Texas Alcohol Beverage Code, as it exists or may be amended.
  - The total revenue from the sale of beer and/or wine may be up to 100% of the total revenue of the business.
  - The location of the use shall not be restricted by the distances to other Beer & Wine Package Sales establishments, churches, schools, city parks, or residences, as defined in Section 5.2.F.23 or any other distance restriction to other businesses defined in the Zoning Ordinance.

- The manufacturing of beer and/or malt beverages will be allowed on site. The production and packaging of beer and/or malt beverages will take place inside the facility, however, the fermentation process may be allowed to take place in specially designed tanks located outside the building. If outside tanks are used in the future, they will be secured by fencing but not screened from public view as they add to the aesthetic of the Brewery. Fencing will consist of chain link or similar open-web wire mesh material secured to a metal frame and located in close proximity to the tanks.
2. The Food Truck Park Use shall be allowed on site to provide service during the defined hours of operation of the Brewery.
  3. The Events Center Use shall be allowed on site. Some or all the site may be used to host a private event, celebration, ceremony, reception, corporate function, or similar activity subject to a use agreement between a private group or individual and the facility owner.
  4. Hours of operation for the purpose of serving customers or events shall be limited to the standard hours of operation for the sale of beer and wine allowable by the Texas Alcoholic Beverage Commission, currently:
    - 8:00 AM – midnight Monday thru Saturday
    - 10:00 AM – midnight on Sunday

Hours of operation for the manufacture, packaging, labeling, storage, and distribution of beer and malted beverages may extend outside of these times and will be limited to activities inside the facility if occurring during non-standard hours.

#### B. Downtown Historic District Development and Design Standards

1. Site Design Standards
  - The shade cover proposed shall be constructed within 4 feet of the front property line.
  - Parking for Nonresidential Uses – Onsite parking will not be required for the subject property.
2. Architectural Design Standards –

- The color palette for the building shall be in general compliance with the exhibits provided in Attachment C, which match the trademarked colors of the proposed Craft Brewery and add to the image and appeal of the structure.
3. Signs – The provisions of SSection 6.3 of the Zoning Ordinance shall not apply to this SUP and shall be replaced with the following:
- Signs shall be constructed of materials that are not subject to deterioration as determined by the International Building Code and/or the City of Wylie Building Official. Internally illuminated signs must be constructed of non-combustible material or approved plastics.
  - A single, decorative sign will be allowed to be installed on the roof, above the cornice line of the building face, similar to the exhibits contained in Attachment C. The maximum allowable area of this sign shall not exceed 100 square feet.
  - Additional signage, including artwork and murals, will be allowed on all building facades. Content of such artwork shall be related to the business and/or the historic nature of the City of Wylie.

#### IV. General Development Regulations

1. Screening of mechanical equipment is not required for this existing structure.
2. Residential Style Trash receptacles will be placed behind the existing building without screening.
3. A Traffic Management Study will not be required.
4. The requirements of Section 7.7 Landscape Requirements do not apply.



**SITE PLAN**  
106 N. BIRMINGHAM ST.  
9/26/22

**PROPERTY OWNER:**  
WYLLIE BDC  
2501 3RD AVENUE  
BIRMINGHAM, AL 35204  
(205) 975-5598  
JASON@WYLLIEBDC.COM

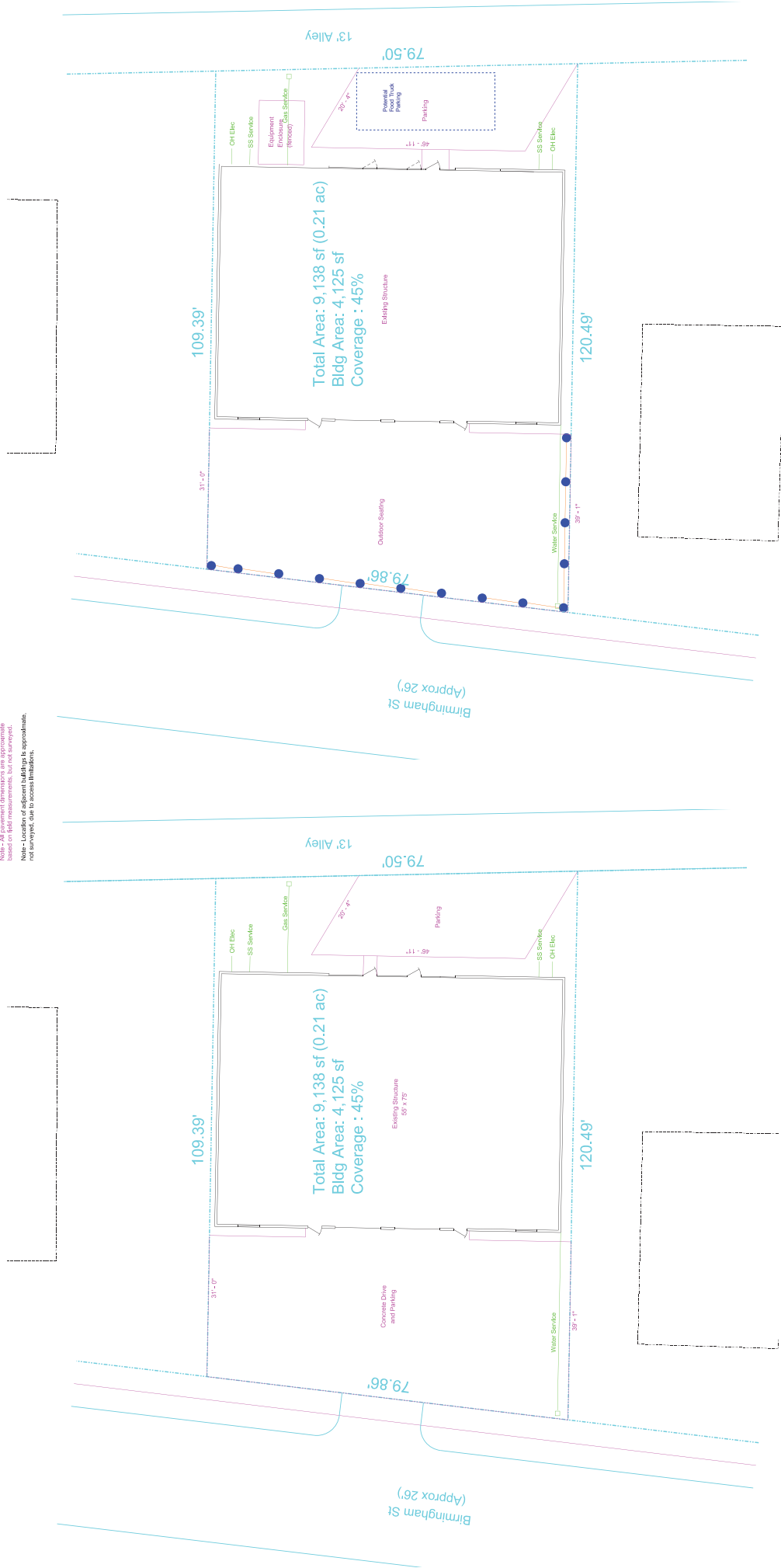
**DRAWINGS PREPARED BY:**  
STEVEN P. SCHENKASE, P.E.  
7505 W. HUNTERS BLVD.  
POMEREO, AL 35068  
(205) 975-5598  
SSCHENKASE@HORIZON.NET

- Legend**
- Property Boundaries
  - Streets / Alleys
  - On-site Pavement
  - Utility Services
  - Adjacent Buildings

Note - All pavement dimensions are approximate based on field measurements, but not surveyed.  
Note - Location of adjacent buildings is approximate, not surveyed, due to access limitations.



Scale: 1"=10'



11/17/2022 Item 2.

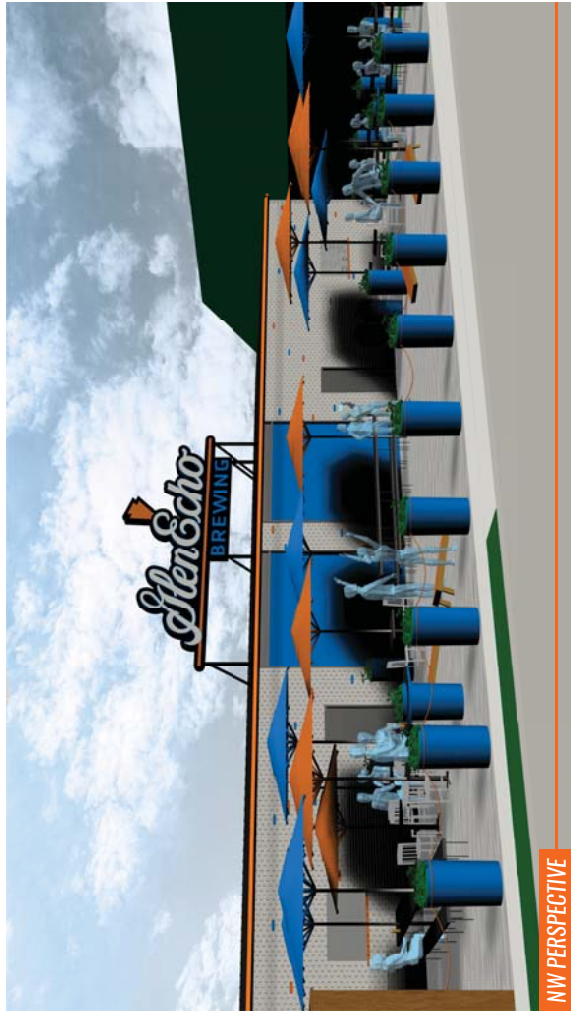
PROPOSED SITE PLAN

EXISTING SITE PLAN



BIRMINGHAM RENDERS  
106 N. BIRMINGHAM ST.  
9/26/22

PROPERTY OWNER:  
WYALE EDC  
250 S. 37<sup>TH</sup> AVE  
(972) 442-7801  
JASONE@WYALEDC.COM



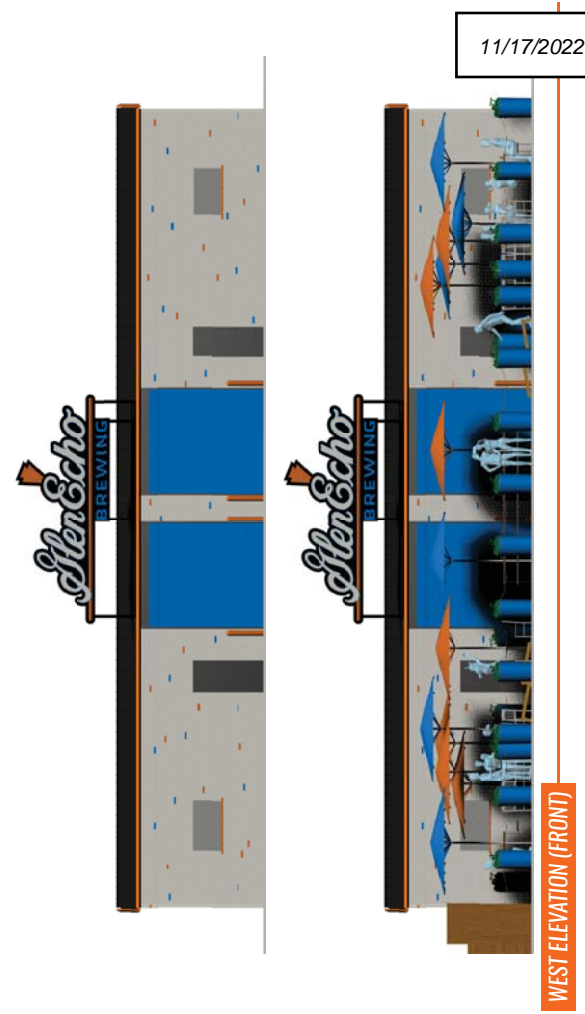
NW PERSPECTIVE



SW PERSPECTIVE



PATIO PERSPECTIVE



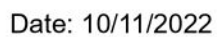
WEST ELEVATION (FRONT)





10

0      50    100            200            300            400            500 Feet





# Historic Review Commission

## AGENDA REPORT

**Department:** Planning

**Prepared By:** Jasen Haskins, AICP

**Item:** 3

### Subject

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 280 W Brown within the Downtown Historic District (ZC 2022-18).

### Recommendation

Motion to recommend approval as presented

### Discussion

**Owner:** Wylie Economic Development Corporation

**Applicant:** Jason Griener for WEDC

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.

Any new development or renovations would continue to adhere to current design standards and allowed uses of the DTH regulations. In block faces within the District that are currently developed with residential structures, new construction shall be of historic design.

Notifications were mailed to 24 surrounding property owners with no responses received in opposition or in favor of the request.



# Locator Map



ZONING CASE:  
ZC 2022-18; 280 West Brown St

 SUBJECT property

0 200 400 600 800 1,000 Feet



Date: 10/31/2022





**APPLICATION FOR HISTORIC REVIEW**Date: 10-27-22**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 EDC Phone: 972-442-7901Mailing Address: 250 S Hwy 78 / Wylie, TX 75098Email Address: jason@wylieedc.com Fax: \_\_\_\_\_**PROPERTY OWNER INFORMATION**Name: Wylie EDC Phone: 972-442-7901Mailing Address: 250 S Hwy 78 / Wylie, TX 75098Email Address: jason@wylieedc.com Fax: \_\_\_\_\_**PROJECT INFORMATION**Name of Business (if applicable): n/aCurrent or intended use of the building: n/aAddress of Project: Lot purchased from UP to be addressed as 280 W Brown (adjacent to 401 Keefer/future 290 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.*

.476 acre lot in Samuel B Shelby Survey, Tract 51

Current Zoning: Residential

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):

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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> | <b><u>SW Autumn Hue (No. 7665)</u></b> | YES                    |
|     | NO                            |  |                        |
|     | <hr/>                         | <hr/>                                  | YES NO                 |
|     | <hr/>                         | <hr/>                                  | YES                    |
|     | NO                            |  |                        |
|     | <hr/>                         | <hr/>                                  |                        |
|     | 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                 |
|     | <hr/>                   | <hr/>                   | <hr/>                    | YES NO                 |
|     | <hr/>                   | <hr/>                   | <hr/>                    | YES NO                 |
|     | <hr/>                   | <hr/>                   | <hr/>                    | 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: 

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

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Explain why the property is being demolished as opposed to restored or renovated for adaptive reuse:

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

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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? \_\_\_\_\_

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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? \_\_\_\_\_

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What is the proposed height of the fence? \_\_\_\_\_

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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):

Similar to the change of zoning approved at 401 N Keefer in Jan 2022, WEDC is requesting a change in zoning from Downtown Historic District- Residential only to allow for commercial and/or residential uses on the lot recently acquired from Union Pacific, which is to be addressed as 280 W Brown.

**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 2023 Finish 2024

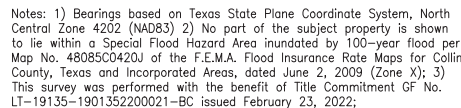
**I have carefully read the complete application and know the same is true and correct. I understand the ordinances governing the activity described in this application, and I agree to comply with all provisions of the City ordinances, State laws, and all property restrictions, whether herein specified 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**



SITUATED in the State of Texas, County of Collin, City of Wylie, being part of the Samuel B. Shelby Survey, Abstract No. 820, being part of a called 16.003 acre tract of land within the railroad right-of-way as recorded in Volume 5028, Page 4107, of the of Collin County Land Records, same being part of a called 7.33 acre tract as previously described in Volume 44, Page 204, of the Collin County Land Records, with said premises being more particularly described as follows:

BEGINNING at a "4658" capped iron rod found in the southeast corner of Lot 26, Block 4, of Meadowview Estates Block 1-4, as recorded in Volume P, Page 744 of the Collin County Map Records, marking an interior ell corner of said 16.003 acre tract and the northeast corner of the herein described premises;

THENCE passing through said 16.003 acre tract, South 08°31'32" West, passing at 181.50 feet a Roome capped iron rod set and continuing for a total distance of 210.58 feet to a point for corner in the approximate centerline of Brown Street and marking the southeast corner of said premises:

THENCE with the approximate centerline of Brown Street, South 89°54'20" West, 98.88 feet to a point in the west line of said 16.003 acre tract, the west line of said 7.33 acre tract and marking the southwest corner of said premises:

THENCE with the east line of said 16.003 acre tract, the west line of said 7.33 acre tract and partway with the east line of Lot 75R and Lot 74R, Block 12, Brown & Burns Addition, as recorded in Volume O, Page 33 of the Collin County Map Records, North 08°26'28" East, passing at 29.07 feet a Roomie capped iron rod set, passing at 32.43 feet a Roomie capped iron rod found marking the southeast corner of Lot 75R, passing at 119.19 feet a Roomie capped iron rod found marking the northeast corner of Lot 75R and the southeast corner of Lot 74R, passing at 210.69 feet a 1/2" iron rod found for reference, and continuing for a total distance of 212.59 feet to a point for corner in the south line of Lot 27, Block 4, of Meadowview Estates, marking the northeast corner of Lot 74R, the north line of said 7.33 acre tract and the east line of said 16.003 acre tract, thence from which a "GH&C" capped iron rod found bears North 85°54'58" West, 82.77 feet;

THENCE with the south line of Meadowview Estates, the north line of said 7.33 acre tract and a north line of said 16.003 acre tract, South 88°54'58" East, passing at 52.12 feet a "BH&C" capped iron rod found and continuing for a total distance of 98.91 feet to the place of beginning and containing 0.476 acres of land.

To: Buyer: Wylie Economic Development Corporation; Seller: St. Louis Southwestern Railway Company; Title Company: Fidelity National Title Insurance Company;

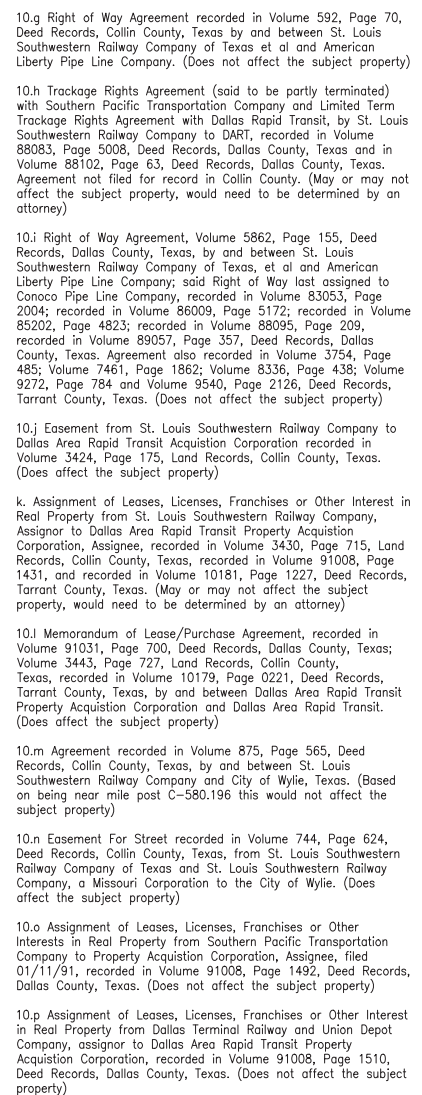
I hereby certify that on the 2nd day of November, 2021, this survey was made on the ground as per the field notes shown on the survey map of the true, correct, and accurate as to the boundaries, area, location, subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown herein, 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.

F.E. Bemenderfer Jr.  
Registered Professional Land  
Surveyor No. 4051  
Title Survey Date: 03.03.2022  
Revised: 03.07.2022  
Revised: 08.12.2022 (undq. utility location)



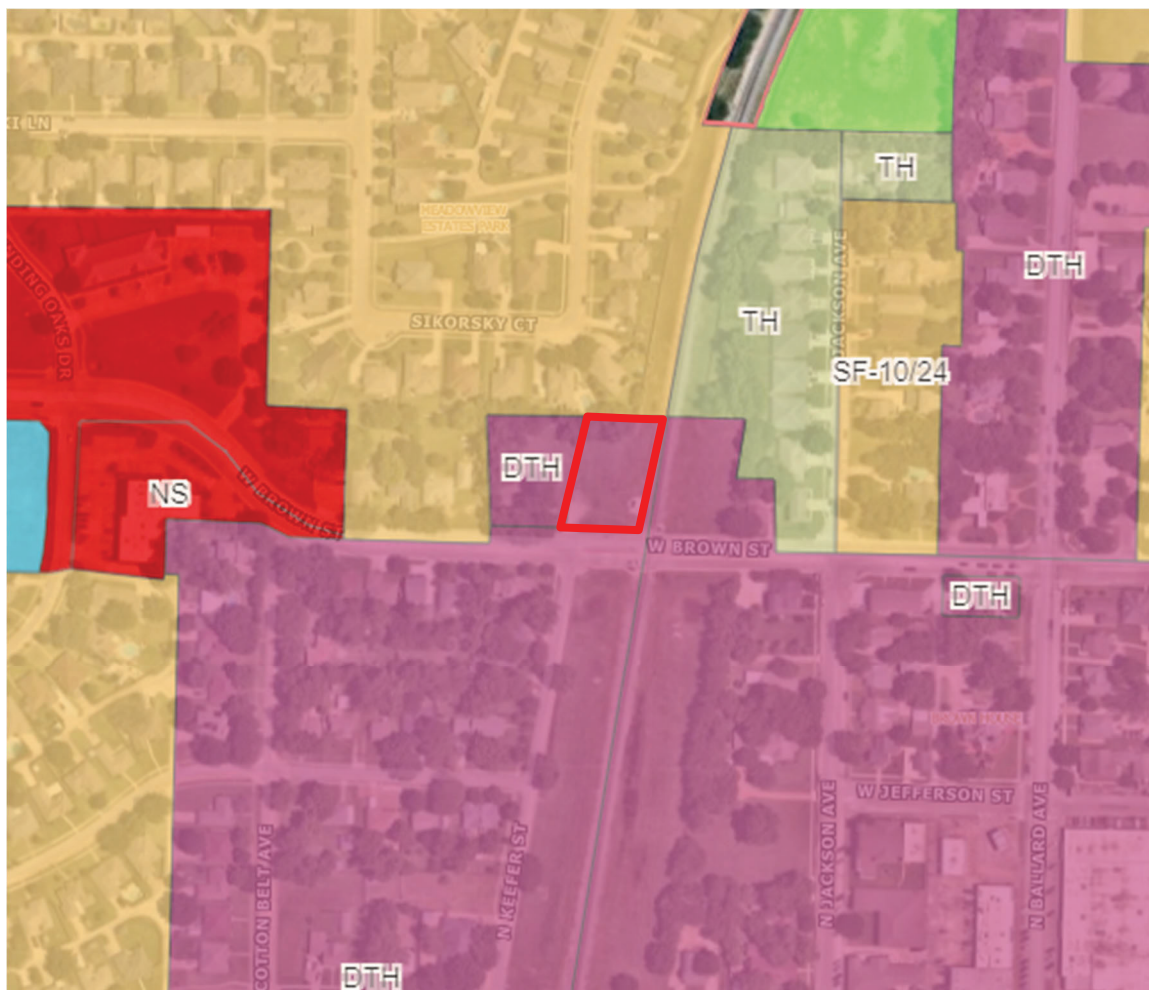
Part of a called 16.003 Acre Tract  
Recorded in Volume 5028, Page 4107, CCLR  
Samuel B. Shelby Survey, Abstract No. 820  
City of Wylie, Collin County, Texas

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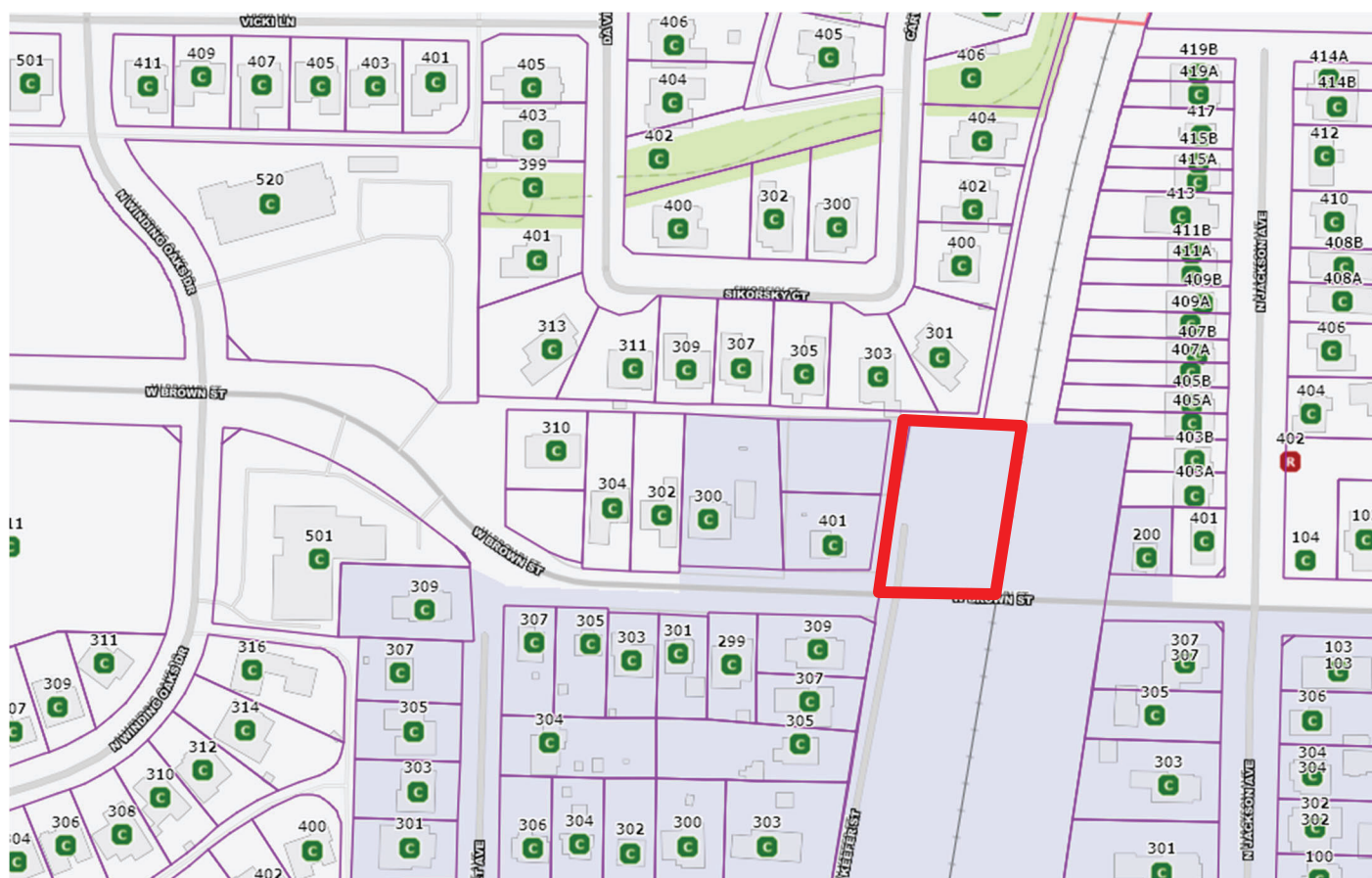


## Roome

**Land Surveying**  
2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 423-4372 / Fax (972) 423-7523  
[www.roomesurveying.com](http://www.roomesurveying.com) / Firm No. 10013100







**Notification Map**

11/17/2022 Item 3.

The map displays a grid of property lots with addresses. A large, irregularly shaped area in the center is highlighted in yellow. Within this yellow area, a rectangular section is cross-hatched. A dashed blue line forms a large loop around the central yellow area. The map is bounded by N Jackson Ave to the north, W Jefferson St to the south, N Keefer St to the west, and N Jackson Ave to the east. A north arrow is located in the top right corner.

Addresses shown on the map include:

- 406 -
- 404 -
- 402 -
- 400 -
- 302 -
- 300 -
- 404 -
- 402 -
- 400 -
- 313 -
- 311 -
- 309 -
- 307 -
- 305 -
- 303 -
- 301 -
- 310 -
- 304 -
- 302 -
- 300 -
- 401 -
- 305 -
- 303 -
- 301 -
- 299 -
- 309 -
- 307 -
- 305 -
- 304 -
- 302 -
- 300 -
- 303 -
- 419B
- 419A -
- 417 -
- 415B -
- 415A -
- 413 -
- 411B -
- 411A -
- 409B -
- 409A -
- 407B -
- 407A -
- 405B -
- 405A -
- 403B -
- 403A -
- 401 -
- 200 -
- 408B -
- 408A -
- 406 -
- 404 -
- 402 -
- 104 -
- 307 - 307 - 100
- 305 -
- 303 -
- 301 -
- 304 - HALF
- 304 -
- 302 - HALF -
- 302 - B
- 100 -

Streets shown: SIKORSKY CT, W BROWN ST, W JEFFERSON ST, N KEEFER ST, N JACKSON AVE.

 SUBJECT property  200 foot Notification Buffer



0      50      100      200      300      400

