



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

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

Recommendation

Motion to approve Item as presented.

Discussion

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

In accordance with Section 6.3 of the Zoning Ordinance, the DTH district allows for both commercial and/or residential uses in the same structure. However, some properties are restricted to residential uses only as adopted by Ordinance No. 2015-08. Residential only properties were those lots west of Keefer to Cotton Belt and those properties located north of Brown, west of the railroad tracks.

The subject property consists of two lots and is bordered on the east by the St. Louis Southwestern Railroad. See Exhibits A and B. The property has been the subject of several requests for modifications and renovations over the years. The Wylie Economic Development Corporation purchased the property in 2021 and is working with the railroad for expanded ingress and egress access on property directly to the east.

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 23 surrounding property owners. Two responses have been received in opposition and two were received in favor of the request.

HRC Discussion

The HRC discussed the zoning request at their January 27, 2022 meeting, ultimately voting 6-0 to recommend approval.

P&Z Commission Discussion

After discussion regarding the intended development on the property and parking, in which staff explained the EDC is working to develop the property in a historically appropriate commercial context with parking possible on the adjacent lot currently owned by the railroad, the Commission voted 5-0 to recommend approval.

Financial Summary/Strategic Goals	
Planning Management	