

**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: 972-442-7901

Mailing Address: 250 S Hwy 78 / Wylie, TX 75098

Email Address: jason@wylieedc.com Fax: \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

Name: Wylie EDC Phone: 972-442-7901

Mailing Address: 250 S Hwy 78 / Wylie, TX 75098

Email Address: jason@wylieedc.com Fax: \_\_\_\_\_

**PROJECT INFORMATION**

Name of Business (if applicable): n/a

Current or intended use of the building: n/a

Address 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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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:

- 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? \_\_\_\_\_

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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.

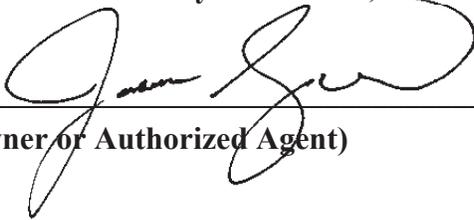
**REQUIRED ATTACHMENTS:**

- 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**

EASEMENTS  
(Title Commitment Schedule B)

10.g Right of Way Agreement recorded in Volume 592, Page 70, Deed Records, Collin County, Texas by and between St. Louis Southwestern Railway Company of Texas et al and American Liberty Pipe Line Company. (Does not affect the subject property)

10.h Trackage Rights Agreement (said to be partly terminated) with Southern Pacific Transportation Company and Limited Term Trackage Rights Agreement with Dallas Rapid Transit, by St. Louis Southwestern Railway Company to DART, recorded in Volume 88083, Page 5008, Deed Records, Dallas County, Texas and in Volume 88102, Page 63, Deed Records, Dallas County, Texas. Agreement not filed for record in Collin County. (May or may not affect the subject property, would need to be determined by an attorney)

10.i Right of Way Agreement, Volume 5862, Page 155, Deed Records, Dallas County, Texas, by and between St. Louis Southwestern Railway Company of Texas, et al and American Liberty Pipe Line Company; said Right of Way last assigned to Conoco Pipe Line Company, recorded in Volume 83053, Page 2004; recorded in Volume 86009, Page 5172; recorded in Volume 85202, Page 4823; recorded in Volume 88095, Page 209, recorded in Volume 89057, Page 357, Deed Records, Dallas County, Texas. Agreement also recorded in Volume 3754, Page 485; Volume 7461, Page 1862; Volume 8336, Page 438; Volume 9272, Page 784 and Volume 9540, Page 2126, Deed Records, Tarrant County, Texas. (Does not affect the subject property)

10.j Easement from St. Louis Southwestern Railway Company to Dallas Area Rapid Transit Acquisition Corporation recorded in Volume 3424, Page 175, Land Records, Collin County, Texas. (Does affect the subject property)

k. Assignment of Leases, Licenses, Franchises or Other Interest in Real Property from St. Louis Southwestern Railway Company, Assignor to Dallas Area Rapid Transit Property Acquisition Corporation, Assignee, recorded in Volume 3430, Page 715, Land Records, Collin County, Texas, recorded in Volume 91008, Page 1431, and recorded in Volume 10181, Page 1227, Deed Records, Tarrant County, Texas. (May or may not affect the subject property, would need to be determined by an attorney)

10.l Memorandum of Lease/Purchase Agreement, recorded in Volume 91031, Page 700, Deed Records, Dallas County, Texas; Volume 3443, Page 727, Land Records, Collin County, Texas, recorded in Volume 10179, Page 0221, Deed Records, Tarrant County, Texas, by and between Dallas Area Rapid Transit Property Acquisition Corporation and Dallas Area Rapid Transit. (Does affect the subject property)

10.m Agreement recorded in Volume 875, Page 565, Deed Records, Collin County, Texas, by and between St. Louis Southwestern Railway Company and City of Wylie, Texas. (Based on being near mile post C-580.196 this would not affect the subject property)

10.n Easement For Street recorded in Volume 744, Page 624, Deed Records, Collin County, Texas, from St. Louis Southwestern Railway Company of Texas and St. Louis Southwestern Railway Company, a Missouri Corporation to the City of Wylie. (Does affect the subject property)

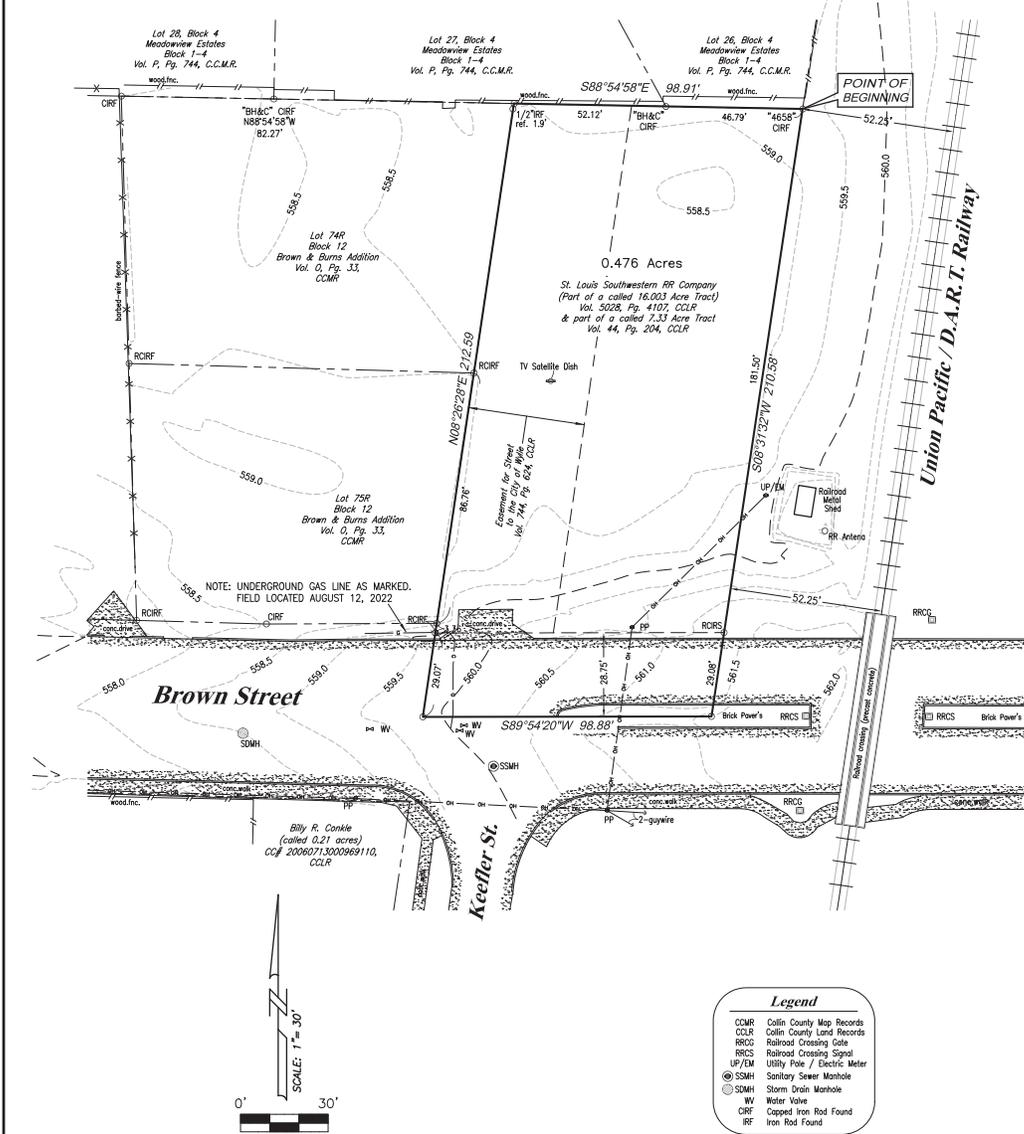
10.o Assignment of Leases, Licenses, Franchises or Other Interests in Real Property from Southern Pacific Transportation Company to Property Acquisition Corporation, Assignee, filed 01/11/91, recorded in Volume 91008, Page 1492, Deed Records, Dallas County, Texas. (Does not affect the subject property)

10.p Assignment of Leases, Licenses, Franchises or Other Interests in Real Property from Dallas Terminal Railway and Union Depot Company, assignor to Dallas Area Rapid Transit Property Acquisition Corporation, recorded in Volume 91008, Page 1510, Deed Records, Dallas County, Texas. (Does not affect the subject property)

10.q Assignment of Operating Rights from St. Louis Southwestern Railway Company to Dallas Area Rapid Transit Property Acquisition Corporation, recorded in Volume 91008, Page 1559, Deed Records, Dallas County, Texas, recorded in Volume 3430, Page 677, Land Records, Collin County, Texas, recorded in Volume 10181, Page 1289, Deed Records, Tarrant County, Texas. (Does affect the subject property)

10.r Assignment of Operating Rights from Dallas Terminal Railway and Union Depot Company, Assignor to Dallas Area Rapid Transit Property Acquisition Corporation, recorded in Volume 91008, Page 1545, Deed Records, Dallas County, Texas. (Does not affect the subject property)

10.s Grant of Easement and Agreement (Fibre Optics) by and between Dallas Area Rapid Transit Property Acquisition Corporation and St. Louis Southwestern Railway Company recorded in Volume 91008, Page 1597, Deed Records, Dallas County, Texas, recorded in Volume 3424, Page 183, Land Records, Collin County, Texas, recorded in Volume 10146, Page 690, Deed Records, Tarrant County, Texas. (May affect the subject property)



**Legend**

- CCMR Collin County Map Records
- CCLR Collin County Land Records
- RRCC Railroad Crossing Gate
- RRCS Railroad Crossing Signal
- UP/EM Utility Pole / Electric Meter
- SMH Sanitary Sewer Manhole
- WV Water Valve
- CRF Capped Iron Rod Found
- IRF Iron Rod Found

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. LT-19135-1901352200021-BC issued February 23, 2022;

**PROPERTY DESCRIPTION**

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 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 a west 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 Roome capped iron rod set, passing at 32.43 feet a Roome capped iron rod found marking the southeast corner of Lot 75R, passing at 119.19 feet a Roome 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 northwest corner of said 7.33 acre tract and the northwest corner of said premises, from which a "BH&C" capped iron rod found bears North 88°54'58" West, 82.27 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.

**Surveyor's Certificate**  
To: Buyer: Wylie Economic Development Company; 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 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.

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



**Title Survey**  
**0.476 Acre Tract**  
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

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

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