



# Wylie City Council

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## AGENDA REPORT

Department: Planning  
Prepared By: Renae' Ollie

Account Code: \_\_\_\_\_

### Subject

Hold a Public Hearing, consider, and act upon, a change in zoning from Downtown Historic District – Residential only to allow Commercial and/or Residential uses, located at 280 W. Brown Street within the Downtown Historic District (ZC 2022-18).

### Recommendation

Motion to approve the Item as presented.

### Discussion

**Owner: Wylie Economic Development Corporation**

**Applicant: Jason Greiner, WEDC**

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.

This request is to rezone 280 W. Brown Street from DTH-residential only to DTH-commercial and/or residential. In March 2022, the adjacent lot at 401 N. Keefer was rezoned by Ordinance No. 2022-25 to allow for commercial and/or residential uses.

The subject property consists of one lot and is bordered on the east by St Louis Southwestern Railroad. The Wylie Economic Development Corporation is the owner of both the subject property and the adjacent lot at 401 N. Keefer.

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.

#### HRC Discussion

The HRC discussed the zoning request at their November 17, 2022 meeting, ultimately voting 5-0 to recommend approval.

#### P&Z Discussion

The Planning and Zoning Commission had no questions and voted 5-0 to recommend approval as presented.

Notifications were mailed to 24 surrounding property owners with one response received in favor of the request.