



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Renae' Ollie

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

### Subject

Consider, and act upon, the approval for 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 approve the Item as presented.

### Discussion

**Owner: Wylie Economic Development Corporation**

**Applicant: Jason Greiner, WEDC**

The property owner proposes to demolish an existing residential structure. According to Collin County Appraisal District records, the house was built in 1950. Properties immediately to the east and south are duplexes and were constructed in 2003, with the railroad to the west.

The application states the house could be remodeled/restored, but due to the age and condition of the structure it would require a significant expense to make it habitable.

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.

### HRC Discussion

WEDC Director Greiner gave an overview of the state of disarray of the structure and the ongoing efforts of redevelopment and revitalization of the area. With no questions, the Commission voted 4-0 to recommend approval as presented.