



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins / Renae Ollie

Item Number: 3

### Subject

Hold a Public Hearing to consider, and act upon a recommendation to the City Council regarding amendments to Zoning Ordinance 2015-09, Article 6, Section 6.3 Downtown Historic District.

### Recommendation

Motion to recommend **approve, approve with conditions or disapprove** as presented.

### Discussion

The Historic Review Commission and Community Development Staff have worked together on updating the zoning regulations for the Downtown Historic District (DTH). The proposed amendments and updates to Article 6, Section 6.3 guidelines and regulation for the Downtown Historic District are attached.

The amendments include several minor tweaks for language and clarification, but also significant changes and additions to the identification of historical structures and features along with updates to the sign regulations.

Some examples of the sections that have been amended include;

- Section E.2 “Purpose...”, for clearer language
- Section E.4.(c) “Parking...”, to allow flexibility in parking
- Section E.5.(b) “Street Facade...” to better define requirements
- Section E.5.(g) “Identifying...” to define architectural requirements
- Section E.6 “Signs...” to better define requirements and align with federal and state law

While the City Council has tasked HRC with the responsibility of making recommendations to them for all things Downtown, state law requires that the P&Z Commission make a recommendation on all things related to the Zoning Ordinance. As the DTH is part of the overall Zoning Ordinance, the amendments are presented to you for a recommendation to Council.

This version is similar to the version staff sent to the P&Z Commissioners for review on October 28, 2024.

The Historic Review Commission voted unanimously to recommend approval of these amendments.