



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Renae' Ollie/Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, the approval of a request to construct a new residential structure in accordance with Ordinance No. 2022-34. Property located at 100 S. Cottonbelt St. within the Downtown Historic District.

Recommendation

Motion to approve the Item as presented.

Discussion

Owner: Rick and Helen Pearce

Applicant: Rick and Helen Pearce

The Owner/Applicant is proposing to construct a new residential dwelling on a single lot. In accordance with Ordinance No. 2022-34, any development proposing new construction or substantial renovation requires special oversight by the Commission to ensure preservation of the historic and architectural character of the area.

The applicant is proposing to construct a 1,460 s. f. single story Craftsman style residential dwelling on 0.23 acres (10,019 s. f.). The single-family dwelling will conform to the design standards of Article 6.3 as well as other City ordinances and guidelines. The residential structure will also include an 84 s. f. covered porch/entry, an 80 s. f. covered patio, and a detached 722 s. f. single-car garage and shop area. The total build area is 2,346 s. f.

The proposed style includes front facing gable roofs with various roof pitches (10:12; 4:12, and 6:12). The primary exterior material shall be Hardie 5" lap siding with wood grain. A 6 ft. wooden fence will extend from the back of the house, around the property and connect to the back of the garage/outbuilding.

The detached garage also includes a 361 s. f. shop with a restroom. The detached garage is classified as an accessory structure and shall not be used as living quarters, as two dwelling units are not allowed on a single lot within DTH.

HRC Discussion

After some discussion, the Commission voted 4-0 to recommend approval with the following considerations; that the windows be changed to craftsman style panes, that the Hardie-plank show wood grain, and that there be at least two exterior colors, not including the trim. Those changes have been addressed and are part of the included exhibit.