



# Wylie City Council

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## AGENDA REPORT

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

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

### Subject

Hold a Public Hearing, consider, and act upon, Ordinance No. 2025-03 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix B (Zoning), Article 6 (Special Purpose and Overlay Districts), Section 6.3 (Downtown Historic District (DTH)), to amend certain regulations relating to the Downtown Historic District.

### Recommendation

Motion to approve the Item 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 regulations for the Downtown Historic District are attached.

The amendments include several minor tweaks for language and clarification, but also amendment 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 and to eliminate "encourage" and "discourage" design standards in place of more definitive requirements.
- Section E.4.(c) "Parking...", to simplify and allow flexibility in parking downtown by eliminating language that refers to building size, minimum parking, and distance to existing lots.
- Section E.5.(b) "Street Facade..." to better define requirements for residential structures.
- Section E.5.(g) "Identifying..." to define architectural requirements and define time period for types of historical structures.
- Section E.6 "Signs..." to better define requirements and align with federal and state law

#### HRC Recommendation

The Commissioners voted 5-0 to recommend approval.

#### P&Z Recommendation

The Commissioners voted 6-0 to recommend approval.