

# Wylie Historic Review Commission Regular Meeting

January 27, 2022 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



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## CALL TO ORDER

Chair Joe Chandler called the meeting to order at 6:00pm. Commissioners present: Chair Joe Chandler, Vice Chair Sandra Stone, Commissioner Kali Patton, Commissioner Allison Stowe, Commissioner Krisleigh Hoermann and Commissioner Melissa Kenfield. Commissioners absent: Commissioner Frank Besadesky.

Staff present: Ms. Renae Ollie, Assistant City Manager, Mr. Jasen Haskins, Planning Manager and Mr. Jason Greiner, Director Wylie Economic Development Corporation.

## INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Stone gave the invocation and Chair Chandler led the Pledge of Allegiance.

## COMMENTS ON NON-AGENDA ITEMS

*Any member of the public may address the Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, the Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

No one approached the Commissioners for Non-Agenda items.

## CONSENT AGENDA

*All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

- A. Consider, and act upon, the approval of the Minutes from October 28, 2021 Regular Meeting.

## Board Action

A motion was made by Vice Chair Stone, and seconded by Commissioner Patton to approve the Consent Agenda as presented. A vote was taken and carried 6 – 0.

## REGULAR AGENDA

1. Hold a Public Hearing to consider, and act upon a recommendation to the Planning and Zoning Commission to allow a change in zoning from Downtown Historic District - Residential only to allow commercial and/or residential uses, located at 401 N Keefer within the Downtown Historic District. ZC 2022-04

## Staff Comments

Ms. Ollie addressed the Commissioners stating that at a work session on October 28, 2021 the Commissioners gave staff direction to move forward with presenting a rezoning case for the property located at 401 N. Keefer to allow both commercial and residential uses. Currently the use allowed is residential uses only within the Downtown Historic District (DTH). If the request is approved, the base zoning of DTH will not change.

The subject property consists of two lots bordered on the east by the Union Pacific Railroad. The property currently has a gravel access that is railroad easement. There have been several requests for modification and renovations over the years to the property. Wylie Economic Development Corporation purchased the property in 2021 and is also working with the railroad for ingress and egress access.

Notifications were mailed to 23 surrounding property owners. One written response was received in opposition and two written responses were received in favor. We also received one telephone response in favor of the request. In response to the comment received in opposition, the new construction on the property shall be of historic design and shall adhere to the design standards of the DTH regulations.

#### Board Discussion

Mr. Jason Greiner, Wylie Economic Development Corporation addressed the Commissioners and gave an update on the contract with the Union Pacific Railroad. Once the right-of-way with the railroad is obtained, the site plan will come back to the Commissioners and Planning and Zoning with parking and type of use provided at that time. A tenant that is interested owns property within the DTH and has a residential and commercial use in one structure, they would like to separate the business from the residential.

#### Public Comments

Chair Chandler opened the public hearing for Item 1.

Residents speaking in favor of the request include: Mr. Bobby Heath, Mr. Daniel Heath, Mr. Bob Heath, and Mr. Jeff Butley.

Chair Chandler closed the public hearing for Item 1.

#### Board Action

A motion was made by Vice Chair Stone, seconded by Commissioner Hoermann to recommend approval to the Planning and Zoning Commission on Item 1 as submitted. A vote was taken and carried 6 – 0.

#### **ADJOURNMENT**

A motion was made by Vice Chair Stone, and seconded by Commissioner Hoermann to adjourn the meeting at 6:30pm.

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**Joe Chandler, Chair**

**ATTEST:**

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**Mary Bradley, Administrative Assistant II**