

Wylie Historic Review Commission Regular Meeting

April 27, 2023 – 6:00 PM

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



CALL TO ORDER

Chair Sandra Stone called the meeting to order at 6:04 p.m. Commissioners present: Chair Sandra Stone, Commissioner Kali Patton, Commissioner Anita Jones, Commissioner Krisleigh Hoermann, Deputy City Manager Renae Ollie, and Secretary Lillian Baker. Commissioners absent: Vice Chair Allison Stowe and Commissioner Joe Chandler.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was led by Chair Sandra Stone and the Pledge of Allegiance was led by Deputy City Manager Renae Ollie.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address 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, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

No one approached the Commissioners.

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 March 23, 2023 Meeting Minutes.

BOARD ACTION

A motion was made by Commissioner Patton and seconded by Commissioner Hoermann to approve the Consent Agenda as presented. A vote was taken and carried 5 – 0.

REGULAR AGENDA

1. Consider and act upon a recommendation to the City Council regarding construction of a new residential structure on an existing lot for retail/office use, located at 308 N. Ballard within the Downtown Historic District.

BOARD PRESENTATION REGULAR AGENDA ITEM 1

Deputy City Manager Ollie presented an overview and noted that the applicant had brought this before the Board previously and had made the appropriate changes to meet city ordinances. She recommended approval as presented.

PUBLIC COMMENT REGULAR AGENDA ITEM 1

Applicant Patel stated that the additional property would be used for commercial purposes that he intends to lease.

BOARD ACTION ON REGULAR AGENDA ITEM 1

A motion was made by Commissioner Patton and seconded by Commissioner Jones to approve Regular Agenda Item 1 as presented. A vote was taken and carried 4 – 1 with Commissioner Stone voting against.

2. Consider and act upon a recommendation to the City Council regarding a request for substantial renovation to construct a new kitchen to an existing residential structure, located at 304 W. Jefferson St. within the Downtown Historic District.

BOARD PRESENTATION REGULAR AGENDA ITEM 2

Deputy City Manager Ollie presented an overview of the plans submitted. She stated it meets the ordinance and materials being used would comply with the Historic Districts requirements. She recommended approval as presented.

PUBLIC COMMENT REGULAR AGENDA ITEM 2

The applicant was present and declined to add to the discussion.

BOARD ACTION ON REGULAR AGENDA ITEM 2

A motion was made by Commissioner Hoermann and seconded by Commissioner Patton to approve Regular Agenda Item 2 as presented. A vote was taken and carried 5 – 0.

WORK SESSION

1. Hold a Work Session to discuss accessory/secondary residential dwellings on single family lots.

BOARD DISCUSSION

Deputy City Manager Ollie informed the Board that she requested that Applicant Patel stay for the discussion. She stated that a couple of inquiries have been made on secondary residential structures. Deputy City Manager Ollie brought to the Boards attention that State Legislature is considering restricting local government from being able to regulate secondary structures on residential lots, but that may exclude Historic Districts; which would remain with local government. If Legislature is passed the change would not be effective until September 1, 2023. The Board discussed concerns of traffic congestion, parking problems and high-density issues. Applicant Patel noted that additional residential structures could help the city bring in affordable housing. The Board also voiced concern over a potential for issues of larger lots having the capacity to build an additional residential structure and being restricted from doing so. It was also voiced that creating a high-density area in the Historic District may cause diminished homeownership. The Board also voiced concern of rentals that may be less attentive to property care and maintenance. Deputy City Manager Ollie, reiterated the importance of maintaining property owner rights but also preserving the Historic District through strict ordinances. With no additional comments, Chair Stone closed the discussion.

ADJOURNMENT

A motion was made by Commissioner Patton and seconded by Commissioner Hoermann to adjourn the meeting at 6:36 p.m. A vote was taken and carried 5 – 0.

Sandra Stone, Chair

ATTEST

Lillian Baker, Secretary