



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Renae' Ollie

Account Code: _____

Subject

Consider, and act upon, a request regarding the demolition of a commercial structure in accordance with Ordinance No. 2022-34. Property located at 104 S. Ballard. within the Downtown Historic District.

Recommendation

Motion to approve the Item as presented.

Discussion

Owner: Wylie Economic Development Corporation

Applicant: Jason Greiner for WEDC

The property owner proposes to demolish an existing 1,885 square foot commercial building. According to Collin County Appraisal District records, the structure was built in 1950. The property was acquired by WEDC in 2022 for redevelopment purposes as part of strategic planning efforts for the Downtown Historic District. Previous uses have included retail, barber/beauty shop, fitness studio, pawnshop, skate shop and apparel, nutrition shop, and a loteria fruteria (fruit shop). The current tenant vacated the building on October 31, 2023. The exterior material is concrete block, with a glass storefront on the east facing facade. Olde City Park is to the south and a vacant lot to the north.

The application states that the property is not of historic value. Redevelopment of this prime property located within the entryway into the Downtown Historic District will contribute to the charm and vibrancy of Historic Downtown Wylie while further spurring economic development for our community. The demolition request is not based on structural issues; therefore, a structural engineering report was not provided. There are no known structural issues.

Section 6.3.E.3. of the City's Zoning Ordinance outlines the criteria for demolition as follows:

- Demolition of a structure will NOT be allowed if any of the items below are met:
 1. A structure is of architectural or historical interest and/or value or its removal would be detrimental to the public interest, or
 2. The building contributes significantly to the character of the historic district and demolition would create a detrimental view or adversely affect the existing buildings on the block, or
 3. A structure is contributing or unusual or uncommon design and materials and it could not be reproduced without great difficulty and/or expense, or
 4. If its proposed replacement would not make a positive visual contribution, would disrupt the character or be visually incompatible within the historic district.
- Demolition of a structure MAY be allowed if any of the following criteria is met:
 1. The building has lost its architectural and historical integrity and importance and its removal will not result in a negative, less appropriate visual effect on the historic district, or
 2. The structure does not contribute to the historical or architectural character and importance of the historic district (e.g. a non-contributing structure), and its removal will result in a positive, appropriate visual effect in the district.

As stated in the Ordinance criteria, *The structure does not contribute to the historical or architectural character and importance of the historic district (e.g. a non-contributing structure), and its removal will result in a positive, appropriate visual effect in the district.* Staff believes that its removal would not be detrimental to the public interest.

If approved, the applicant intends to begin work December 1, 2023 and complete December 31, 2023.

HRC Recommendation

After much discussion, the Commission asked that the mural painted on the south wall of the subject building be documented to preserve the likeness. Suggestions included photographing the painting and remake as posters, pictures, etc. or recommission the original artist to recreate the art work. The Commission voted 7-0 to recommend approval for demolition, with the caveat that the mural be documented prior to demolition.