



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a request regarding the enclosure and covering of an existing outdoor patio area for outside seating for a restaurant located in the Downtown Historic District. Property located at 302 N. Ballard Avenue.

Recommendation

Motion to approve the Item as presented.

Discussion

Owner: Jimenez Evaristo

Applicant: Jose Rosales & Bryan Rogers

The Owner/Applicant is proposing to replace an existing open air patio with a covered raised wooden deck that faces N. Ballard Avenue. The measurements of the deck are 50 feet by 19 feet (950sf) with a cover height of 12 feet.

The purpose of the request is to provide exterior improvements to the existing visual appearance of the restaurant, and provide additional seating for the clientele. While the main area for the restaurant was a home built in 1900, the existing outside patio was constructed in 2021.

All of the proposed exterior materials are to match the existing appearance of the restaurant. The construction of the deck will be made out of cedar wood. Paint for the new deck shall be SW 7012 Creamy from the Sherwin Williams America's Heritage Pallet. The shingles of the covered deck shall match the shingles of the primary structure.

The current owner purchased the property in 2019 (which was used as a restaurant at that time) and has completed renovations on the property which include outdoor seating, constructing a walk-in cooler to the rear, expanding the south side of the building to add a bar on the porch, adding doors and windows, extending the existing patio to relocate the ADA ramp to the front of the building, enclosure of an existing outdoor storage area and lastly the conversion of a garage for overflow seating. The Historic Review Commission and City Council approved these previous modifications on 06/11/2019, 04/11/2023, and 10/14/2025.

Historic Review Commission Discussion

The commission voted 5-0 to recommend approval.