



# Wylie Planning & Zoning Commission

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## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 4

### Subject

Hold a Public hearing to consider, and act upon a recommendation to the City Council to allow a change in zoning from Downtown Historic District – Residential only to allow Commercial and/or Residential uses, located at 280 W Brown within the Downtown Historic District. **ZC 2022-18.**

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

The applicant, the Wylie Economic Development Corporation (EDC) is requesting to rezone 280 W. Brown.

In accordance with Section 6.3 of the Zoning Ordinance, the DTH district allows for both commercial and/or residential uses in the same structure. However, some properties are restricted to residential uses only as adopted by Ordinance 2015-08. Residential only properties were those lots west of Keefer to Cotton Belt and those properties located north of Brown, west of the railroad tracks. This application would rezone the property from DTH-residential only to DTH to allow for commercial or residential uses.

The subject property consists of one lot and is bordered on the east by St Louis Southwestern Railroad. The Wylie Economic Development Corporation purchased the property and owns 401 W. Keefer. That property was rezoned in the same manner in March of 2022.

Any new development or renovations would continue to adhere to current design standards and allowed uses of the DTH regulations. In block faces within the District that are currently developed with residential structures, new construction shall be of historic design.

### HRC Discussion

The HRC discussed the zoning request at their November 17, 2022 meeting, ultimately voting 5-0 to recommend approval.

Notifications were mailed to 24 surrounding property owners with one response received in favor of the request.