



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
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Item Number: 1

Subject

Hold a Public hearing to consider, and act upon a recommendation to the City Council to consider amendments to Zoning Ordinance 2015-09, Article 6, Section 6.3 Downtown Historic District.

Recommendation

Motion to recommend **approval** as presented.

Discussion

At its October 28, 2021 meeting, the Historic Review Commission discussed at length the proposed updates to Article 6, Section 6.3 Downtown Historic District guidelines and regulations. The Commission has reviewed the updates and recommends the following amendments to the ordinance.

Primary changes include:

- Better define substantial renovations and routine maintenance (Sec C.2 & C.3)
- Included a section on the submittal process for landmarks (Sec. C.6)
- Demolition & Relocation section (Sec. E)
- Separated parking standards for residential and non-residential uses (Sec E.4.c & d)
- Accessory structures: eliminated placement of garages behind the rear edge of the main building. (Sec. E.4.b.iii)
- Removed the prohibition of vertical siding (Sec. E.5.f.iv)
- Signage: updated to allow no more than two uprights for pole signs. (Sec. 6.a.i)
- Added a definition for *Mural Signs*. (Sec. 6.l)

HRC Discussion

The HRC discussed the need to add a section for demolition and relocation, and recommended requiring a letter from a structural engineer providing the reason(s) for the demolition, which shall be reviewed by the city inspector prior to a contributing structure being demolished.