

# Wylie Historic Review Commission Regular Meeting

November 17, 2022 – 6:00 PM

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



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## CALL TO ORDER

Chair Sandra Stone called the meeting to order at 6:09 p.m. Commissioners present: Chair Sandra Stone, Vice Chair Allison Stowe, Commissioner Joe Chandler and Commissioner Laurie Sargent. Commissioners absent were Commissioner Kali Patton, Commissioner Krisleigh Hoermann. Commissioner Anita Jones arrived at 6:30PM. Staff members present were Renae Ollie, Deputy City Manager, Jason Greiner, Wylie Economic Development Director and Mary Bradley, Secretary.

## 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 September 22, 2022 Meeting Minutes.

## BOARD ACTION

A motion was made by Commissioner Chandler, seconded by Vice Chair Stowe to approved the Consent Agenda as presented. A vote was taken and carried 4 – 0.

## REGULAR AGENDA

1. Consider and act upon a recommendation to the City Council regarding the demolition of a residential structure in accordance with Ordinance No. 2022-34. Property located at 200 W Brown St. within the Downtown Historic District.

## STAFF PRESENTATION

Deputy City Manager Ollie approached the Commissioners stating that the property owner proposes to demolish an existing residential dwelling.

The applicant states that the age and condition of the structure would require a significant expense to make it habitable, the house could be remodeled/restored. It is the staff's opinion that it would come at a significant cost to the property owner and the land is worth as much for development without the home. The structure does not have

historical or architectural character importance or significance and the demolition will result in a positive, appropriate visual effect to the district.

## **BOARD ACTION**

A motion was made by Vice Chair Stowe, seconded by Commissioner Chandler, to recommend approval to the City Council for Item 1. A vote was taken and carried 4 – 0, with Commissioner Jones arriving after the vote.

2. Hold a Public Hearing to consider, and act upon a recommendation to the Planning and Zoning Commission to allow a change in zoning from Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) to allow for a brewery, food truck park, and events center within the Downtown Historic District, property located at 106 N. Birmingham Street (ZC 2022-16).

## **STAFF PRESENTATION**

Deputy City Manager Ollie approached the Commissioners stating that the applicant is requesting a Special Use Permit to allow for a brewery, food truck park, and events center use at 106 N. Birmingham Street.

The SUP conditions allow the Brewery, Food Truck Park, and Events Center as uses, while setting hours of operation, parking requirements, and design standards. The applicant is proposing alterations to the facade of the structure, the addition of a shade cover over the current parking area, and other minor improvements.

The SUP standards eliminate the distance requirement from any existing or future schools, churches, residences, or alcohol establishments. Normally, those distance requirements can be anywhere from 300 to 1500 feet.

The applicant is requesting that no parking be required on site. There are 22 off-street parking spaces within 150', 75+ additional within 300', and Oak street is wide enough to allow for some on-street parking.

The applicant is requesting that the company's trademark colors be allowed in the design of the building.

Notices were sent to 13 property owners within 200 feet as required by state law. One comment form was received in favor and one comment form was received in opposition.

## **BOARD DISCUSSION**

The Commissioners discussed in length about the hours and recommended Sunday through Thursday the hours to 9:00 PM and on Friday and Saturday to 12:00 AM. Mr. Schoenekase approached the Commissioners and agreed to the hours recommended.

The Commissioners questioned the parking. Mr. Schoenekase stated that signs can be posted, and that no parking allowed on the west side of the railroad.

The Commissioners discussed the height of the sign and recommended the height to not be taller than the adjacent properties rooflines. Mr. Schoenekase was in agreement.

## **PUBLIC COMMENTS**

Chair Stone opened the Public Hearing for Item 2.

Mr. Randy Lanoue, 300 W Brown, spoke in opposition of the request due to traffic and parking.

Chair Stone closed the Public Hearing for Item 2.

### **BOARD ACTION**

A motion was made by Vice Chair Stowe, seconded by Commissioner Chandler, to recommend approval Item 2 with stipulations that the hours of operation for the public to 8:00AM to 9:00PM Monday through Thursday and 8:00AM to Midnight on Friday, Saturday and Sunday; the sign being the same height as the adjacent property rooflines. A vote was taken and carried 5 – 0.

3. Hold a Public hearing to consider, and act upon a recommendation to the Planning & Zoning Commission to allow a change in zoning from Downtown Historic District – Residential only to allow commercial and/or residential uses, located at 401 N. Keefer within the Downtown Historic District (ZC 2022-18).

### **STAFF PRESENTATION**

Deputy City Manager Ollie approached the Commissioners stating that the applicant, the Wylie Economic Development Corporation (EDC) is requesting to rezone 280 W. Brown from DTH -residential only to DTH to allow for commercial or residential uses.

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.

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.

### **BOARD DISCUSSION**

Wylie Economic Development Director Greiner, approached the Commissioners, stated that the two lots will be commercial use with minimal impact to traffic, with the use being possibly office use.

### **PUBLIC COMMENTS**

Chair Stone opened the Public Hearing for Item 3.

Mr. Randy Lanoue, 300 W Brown, spoke in opposition of the request, due to traffic.

Chair Stone closed the Public Hearing for Item 3.

### **BOARD ACTION**

A motion was made by Vice Chair Stowe, seconded by Commissioner Jones, to recommend approval for Item 3. A vote was taken and carried 5 – 0.

## **ADJOURNMENT**

A motion was made by Commissioner Chandler, seconded by Vice Chair Stowe, to adjourn the meeting at 7:15PM.  
A vote was taken and carried 5 – 0.

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*Sandra Stone, Chair*

## **ATTEST**

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*Lillian Baker, Secretary*