

Wylie Historic Review Commission Regular Meeting

March 24, 2022 – 6:00 PM

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



CALL TO ORDER

Vice Chair Sandra Stone called the meeting to order and announced a quorum was present. Commissioners present: Vice Chair Sandra Stone, Commissioner Allison Stowe, Commissioner Kali Patton, and Commissioner Krisleigh Hoermann. Commissioners Absent: Chair Joe Chandler, Commissioner Melissa Kenfield, and Commissioner Frank Besadesky.

INVOCATION AND PLEDGE OF ALLEGIANCE

Chair Stone gave the Invocation and led the Pledge of Allegiance.

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 Minutes from January 27, 2022 Regular Meeting.

A motion was made by Commissioner Patton, seconded by Commissioner Hoermann to approve Consent Agenda A as submitted. A vote was taken and carried 4 – 0.

REGULAR AGENDA

1. Consider, and act upon recommendation to City Council regarding window replacement on property located 307 N. Jackson.

Staff Presentation

Assistant City Manager Ollie addressed the Commissioners stating that the applicant/property owner proposes to remodel the existing residential structure to remove a single window and replace it with a larger double window to match the rest of the house. The proposed renovation will be on the rear of the structure, facing west.

Board Action

With no questions for the applicant or staff, a motion was made by Commissioner Hoermann, and seconded by Commissioner Stowe to recommend approval as submitted. A vote was taken and carried 4 – 0.

2. Hold a Public Hearing to consider and act upon recommendation to Planning & Zoning Commission and City Council to amend Zoning Ordinance 2015-09, Article 6, Section 6.3 Downtown Historic District.

Staff Presentation

Assistant City Manager Ollie addressed the Commissioners stating that at the meeting in October, 2021 the Commissioners discussed at length revising Article 6, Section 6.3 Downtown Historic District. Staff proposes the subject section be amended.

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)

Commissioners Discussion

The Commissioners discussed Section 6.3, E.3. Standards and Guidelines for Demolitions and Relocation, and the need for review of contributing structures being demolished. At the end of the discussion, the Commissioners recommended requiring a letter from a structural engineer providing the reason(s) of an demolition, which shall be reviewed by the city inspector prior to a contributing structure being demolished.

Public Comments

Chair Stone opened the Public Hearing for Item 2 at 6:15 pm. With no one addressing the Commissioners, Chair Stone closed the Public Hearing for Item 2.

Board Action

A motion was made by Commissioner Patton and seconded by Commissioner Hoermann, to recommend approval for Item 2 as submitted. A vote was taken and carried 4 – 0.

3. Consider, and act upon a recommendation to the City Council to amend Chapter 58, Article II of the Code of Ordinances on Landmarks.

Staff Presentation

Assistant City Manager Ollie addressed the Commissioners stating that at its October 28, 2021 meeting, the Commission discussed at length the proposed updates to Chapter 58 of the Code of Ordinances. Staff is proposing amendments to the current ordinance as adopted in 1990 by creating definitions as well as changes to bring the ordinance more in line with established goals of the HRC.

The purpose of designating a local historic landmark is to bring attention to the general public of places of importance and protect the historic resource from inappropriate changes or demolition. In addition, such landmarks will help reinforce the city's mission statement of "*Honoring our past; Embracing our present; Planning our future.*"

Commissioners Discussion

The Commissioners reviewed the responsibility of the City and asked about incentives. Assistant City Manager Ollie stated that no incentives are in place at this time. However, we will consider tax abatements or other incentives during the upcoming budget discussions. Any abatements or incentives will require Council approval.

Board Action

A motion was made by Commissioner Stowe, and seconded by Commissioner Patton, to recommend approval as submitted for Item 3. A motion was taken and carried 4 – 0.

ADJOURNMENT

A motion was made by Commissioner Stowe, and seconded by Commissioner Hoermann, to adjourn the meeting at 6:25 pm. A vote was taken and carried 4 – 0.

Sandra Stone, Chair

ATTEST

Mary Bradley, Secretary