



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Renae' Ollie

Account Code: _____

Subject

Consider, and act upon, the approval of a request to construct a new residential structure on an existing lot for retail/office use, located at 308 N. Ballard within the Downtown Historic District.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER/APPLICANT: Ashish Patel

The applicant/owner desires to add a secondary detached structure for the purpose of retail office use. The lot area is 9,757 square feet and currently has a 1,250 square foot residential structure with general office use on the lot.

The proposed new structure will be 1,134 square feet. The previous proposal was 1,456 square feet (reduced by 322 square feet), which includes a 160 square foot covered front porch, four offices, a single restroom, breakroom, and reception area. The primary exterior material shall be horizontal wood siding with the width between four and five inches, in accordance with Section 6.3.E.5.f. and painted white. The covered front porch will include handrails and railing.

Six parking spaces with alley access currently exist on the site and meet the required parking standards.

Within the Downtown Historic District, there are both residential and nonresidential uses, which may be located in either residential structures or commercial structures. To maintain the architectural and historic character of existing blocks where one type of structure predominates, the following regulations shall apply.

Nonresidential uses may be in residential or commercial structures. Nonresidential uses in residential structures must be in those blocks where existing residential structures predominate.

In block faces within the District that are currently developed with residential structures, new construction shall be of historic design. Either residential or nonresidential uses may be located in the residential structures.

HRC Discussion

The Commission asked the applicant if he had a specific user designated. He did not, only that the user would be commercial or retail as required by the ordinance. The Commission voted 4-1 to recommend approval.