



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a request regarding the enclosure of an existing outdoor covered storage area and conversion of a garage for overflow seating for a restaurant located in the Downtown Historic District. Property located at 302 N. Ballard.

Recommendation

Motion to approve the Item as presented.

Discussion

Owner: Jimenez Evaristo

Applicant: Jose Rosales & Bryan Rogers

The Owner/Applicant is proposing to convert an existing garage for overflow seating. This conversion will consist of a newly built foyer accessible via a new ramp installed with handrails and the replacement of an existing screening fence with a non-load bearing partition wall for a storage area that faces East Jefferson Street.

The alterations will provide exterior improvements to the visual appearance of the restaurant, protect stored materials with the enclosed storage area, and provide additional seating for the clientele in the overflow room. While the main area of the restaurant was a home built in 1900, the proposed additions and alterations will be on the addition that was completed in 1993.

All of the proposed exterior materials are to match the existing appearance of the restaurant. Paint for the new partition walls and foyer shall be SW 7012 Creamy from the Sherwin Williams America's Heritage Pallet. Additionally, per the request of HRC, all new trim will be painted to match the color of the existing main restaurant.

The current owner purchased the property in 2019 and has completed renovations on the property which include outdoor seating, constructing a walk-in cooler to the rear, expanding the south side of the building to add a bar on the porch, adding doors and windows, and lastly extending the existing patio to relocate the ADA ramp to the front of the building. These previous modifications received approval by the Historic Review Commission and City Council on 06/11/2019 and on 04/11/2023.

In accordance with Ordinance No. 2022-34, any development proposing new construction or substantial renovation requires special oversight by the Commission to ensure preservation of the historic and architectural character of the area.

HRC Recommendation

The Commission voted 4-0 to recommend approval with the condition that the trim on the addition match the trim of the existing restaurant. That item has been incorporated into the revised and included drawings.