Wylie Historic Review Commission Regular Meeting

October 26, 2023 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CALL TO ORDER

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.

PRESENTATIONS

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. Meeting Minutes from September 28, 2023 Regular Meeting

REGULAR AGENDA

1. Consider and act upon a recommendation to the City Council regarding the demolition of a commercial structure in accordance with Ordinance No. 2022-34. Property located at 104 S. Ballard. within the Downtown Historic District.

2. Consider and act upon a recommendation to the City Council regarding the demolition of a commercial structure in accordance with Ordinance No. 2022-34. Property located at 100 E. Oak St., within the Downtown Historic District.

3. 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 300 N. Second St. within the Downtown Historic District.

WORK SESSION

WS1. Discuss Downtown Historic Ordinance

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION
I certify that this Notice of Meeting was posted on October 20, 2023 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

_____ _____

Stephanie Storm, City Secretary *Date Notice Removed*

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:
§ 551.071 – Private consultation with an attorney for the City.
§ 551.073 – Discussing prospective gift or donation to the City.

CITY OF WYLIE

Historic Review Commission

AGENDA REPORT

Department: Planning **Item:** A

Prepared By: Lillian Baker

Subject

Consider and act upon Minutes from the September 28, 2023 Regular Meeting.

Recommendation

Motion to approve as presented.

Discussion

The minutes are attached for your consideration.

Wylie Historic Review Commission Regular Meeting

September 28, 2023 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CALL TO ORDER

Vice-Chair Stowe called the meeting to order at 6:00 p.m. Present were Vice Chair Allison Stowe, Commissioner Anita Jones, Commissioner Kali Patton, Commissioner Laurie Sargent, Commissioner Stephen Burkett, Director of Community Services Jasen Haskins, and Administrative Assistant Lillian Baker. Absent were Chair Sandra Stone, Commissioner Krisleigh Hoermann, and Deputy City Manager Renae Ollie.

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.

None approached the Commission for non-agenda items.

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. Meeting Minutes from August 24, 2023 Regular Meeting.

Board Action on Consent Agenda

A motion was made by Commissioner Patton and seconded by Commissioner Jones to approve the Consent Agenda as presented. A vote was taken and carried 5 – 0.

REGULAR AGENDA

1. Consider and act upon a recommendation to the City Council regarding a request to construct a new residential structure, located at 111 Keefer Street within the Downtown Historic District.

Commission Discussion on Regular Agenda

Director Haskins presented an overview of the new construction for 111 Keefer. He confirmed that the construction conforms with the Historic District design and standards. Applicant Hernandez was present and answered questions from the Commission on the materials, color, and options for railings around the front porch. The options selected were from the approved palette of colors and materials. The Commission also asked questions about the attached garage, to which it was mentioned that the lot was not large enough to have a detached garage. The Commission expressed that since the garage was side facing, it would not detract from the overall esthetics of a historic appearance. The ordinance requirements for the railing, sidewalks, and garages were clarified by Director Haskins.

Commission Action on Regular Agenda

A motion was made by Commissioner Patton and seconded by Commissioner Jones to recommend approval with the exception of adding the railings to the front facing side of the home and side of the porch facing Marble. A vote was taken and carried 4-1.

ADJOURNMENT

A motion was made by Commissioner Patton and seconded by Commissioner Burkett to adjourn. A vote was taken and carried 5 – 0. The meeting was adjourned by Vice-Chair Stowe at 6:33 p.m.

Sandra Stone - Chair

ATTEST

Lillian Baker - Secretary

CITY OF WYLIE

Historic Review Commission

AGENDA REPORT

Department: Planning **Account Code:**

Prepared By: Renae' Ollie

Subject

Consider and act upon a recommendation to the City Council regarding the demolition of a commercial structure in accordance with Ordinance No. 2022-34. Property located at 104 S. Ballard. within the Downtown Historic District.

Recommendation

Motion to recommend approval as presented

Discussion

Owner: Wylie Economic Development Corporation **Applicant: Jason Griener for WEDC**

The property owner proposes to demolish an existing 1,885 square foot commercial building. According to Collin County Appraisal District records, the structure was built in 1950. The property was acquired by WEDC in 2022 for redevelopment purposes as part of strategic planning efforts for the Downtown Historic District. Previous uses have included retail, barber/beauty shop, fitness studio, pawnshop, skate shop & apparel, nutrition shop, and a loteria fruteria (fruit shop). The existing building is now vacant. The exterior material is concrete block, with a glass storefront on the east facing facade. Old City Park is to the south and a vacant lot to the north.

The application states that property is not of historic value. Redevelopment of this prime property located within the entryway into the Downtown Historic District will contribute to the charm and vibrancy of Historic Downtown Wylie while further spurring economic development for our community.

Section 6.3.E.3. of the City's Zoning Ordinance outlines the criteria for demolition as follows:
Demolition of a structure will NOT be allowed if any of the items below are met:

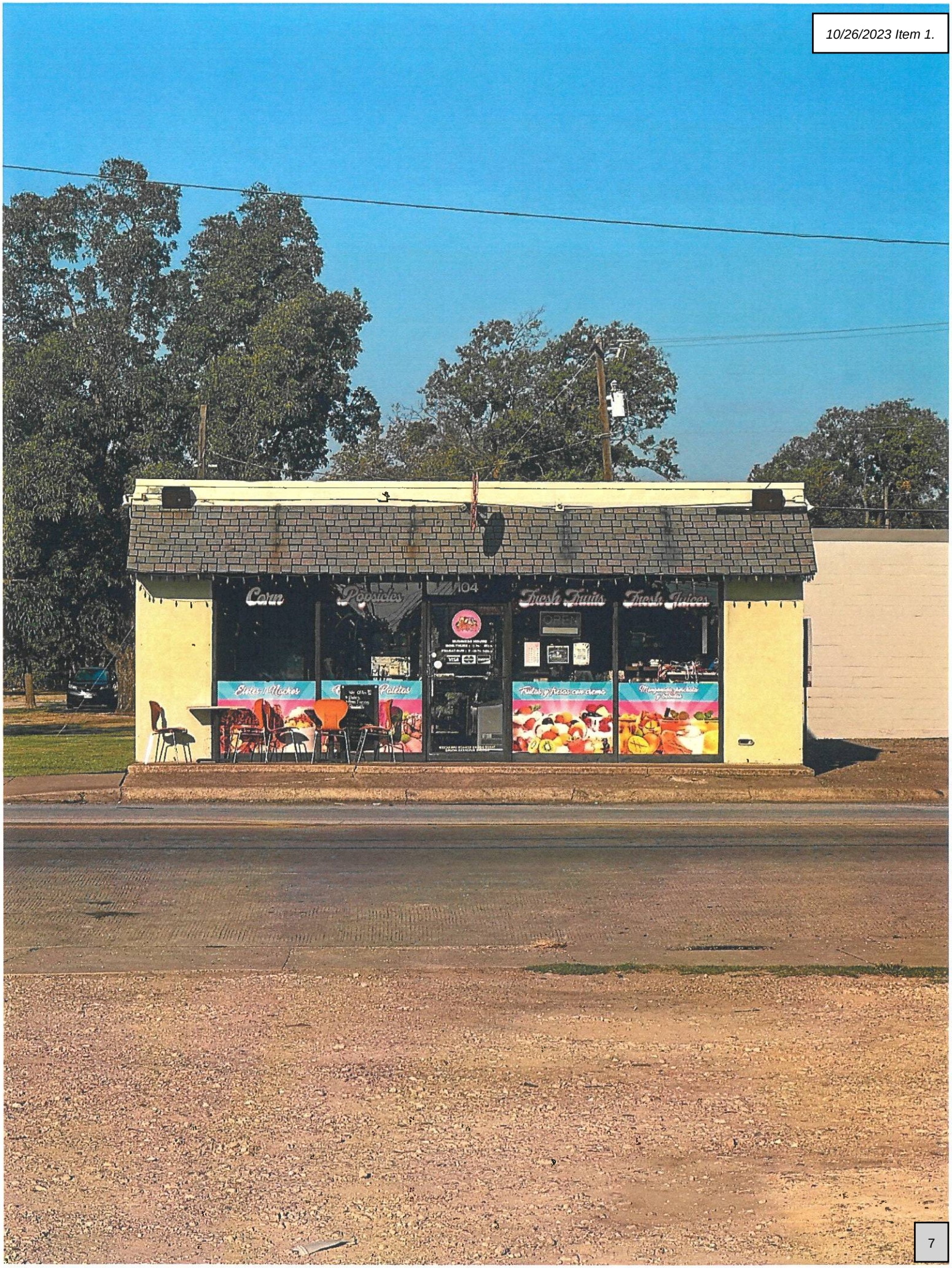
1. A structure is of architectural or historical interest and/or value or its removal would be detrimental to the public interest, or
2. The building contributes significantly to the character of the historic district and demolition would create a detrimental view or adversely affect the existing buildings on the block, or
3. A structure is contributing or unusual or uncommon design and materials and it could not be reproduced without great difficulty and/or expense, or
4. If its proposed replacement would not make a positive visual contribution, would disrupt the character or be visually incompatible within the historic district.

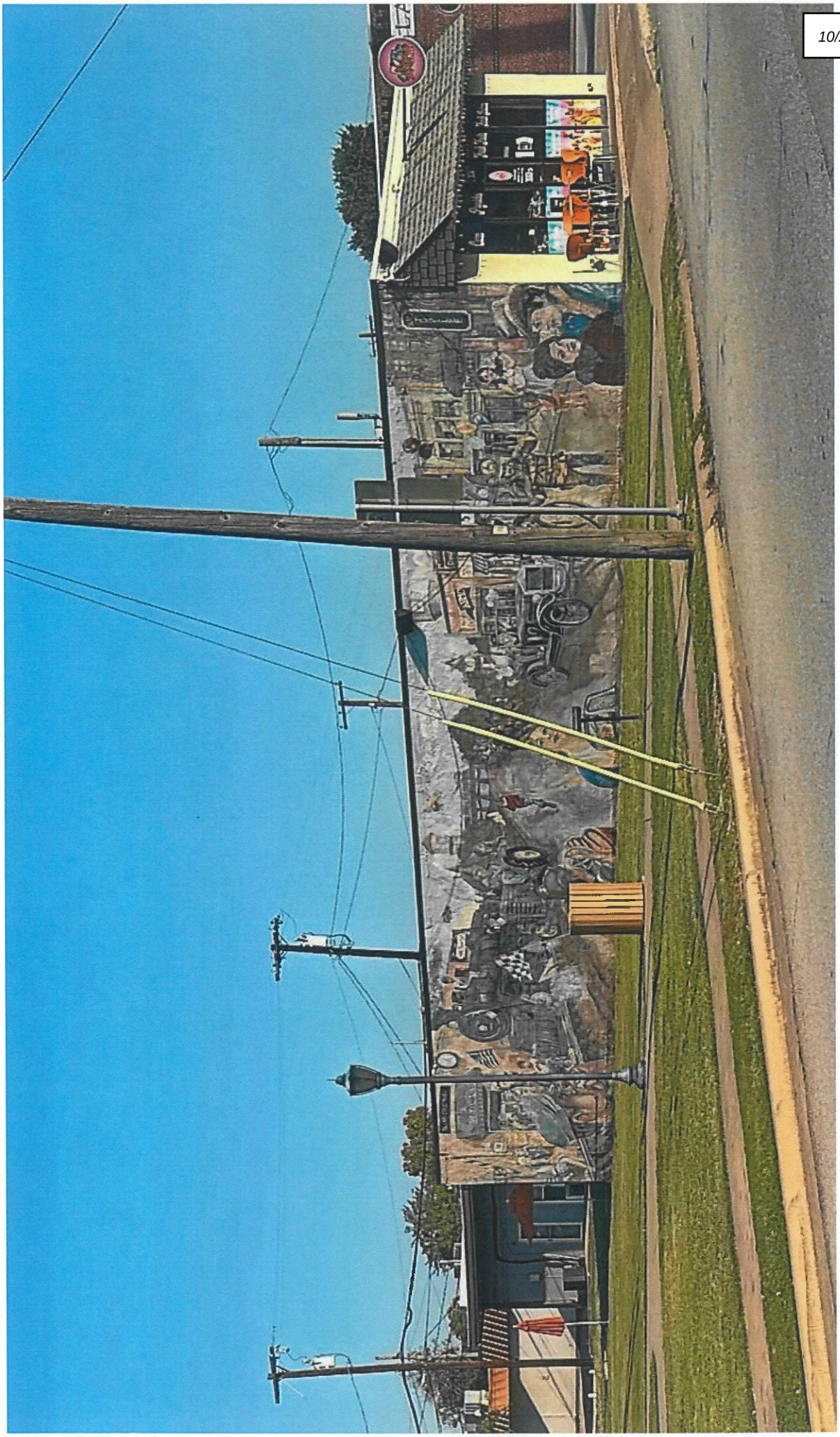
Demolition of a structure MAY be allowed if any of the following criteria is met:

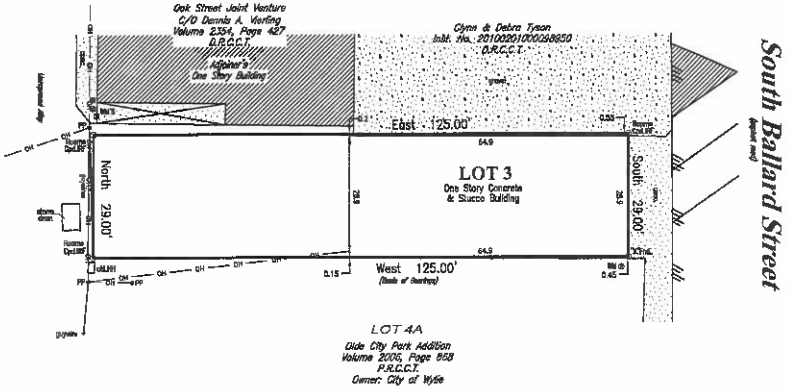
1. The building has lost its architectural and historical integrity and importance and its removal will not result in a negative, less appropriate visual effect on the historic district, or
2. The structure does not contribute to the historical or architectural character and importance of the historic district (e.g. a non contributing structure), and its removal will result in a positive, appropriate visual effect in the district.

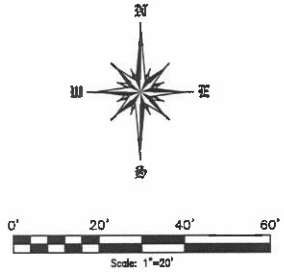
As stated in the Ordinance criteria, ***The structure does not contribute to the historical or architectural character and importance of the historic district (e.g. a non contributing structure), and its removal will result in a positive, appropriate visual effect in the district*** staff believes that its removal would not be detrimental to the public interest.

If approved, the applicant intends to begin work December 1, 2023 and complete December 31, 2023.


Corn
Popsicles
104
Fresh Fruits
Fresh Juices
OPEN







Legend

Roome Cpd.IRS	Roome Capped Iron Rod Set
D.R.C.C.T.	Deed Record Collin County Texas
IRF	Iron Rod Found
CM	Controlling Monument
LP	Light Pole
WM	Water Meter
WV	Water Valve
GM	Gas Meter
PP	Power Pole
OH	Overhead Lines
	Guy

Parking Spaces

Handicapped Spaces	0
Regular Spaces	0
	No Parking

PROPERTY DESCRIPTION

Address: 104 South Ballard Street, Being Lot 3, Block 4 of Kellers First Addition, an addition to the City of Wylie, Collin County, Texas, according to the Plat thereof recorded in Volume 29, Page 349, Deed Records, Collin County, Texas, being all of a tract of land conveyed to Colton Tapp by deed recorded in Document No. 20080814000951330 of the Deed Records of Collin County, Texas.

NOTES: (1) Source bearing is based on the plat of Kellers First Addition recorded in Volume 29, Page 349 Plat Record Collin County Texas unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No portion of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0420J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas & Incorporated Area dated June 2, 2009. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat. (8) Survey performed without a title commitment. There may be easements, or other matters, not shown. (9) There is no observed evidence of recent earth moving at this site.

CERTIFICATION

On the basis of my knowledge, information & belief, I certify that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

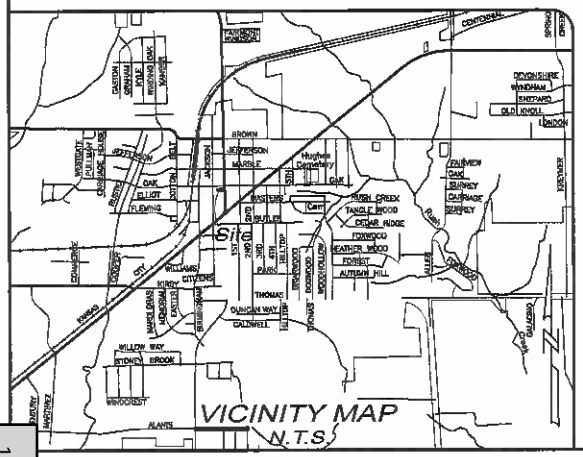
ALTA/NSPS LAND TITLE SURVEY

To: Choya Tapp

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Item 1, 2, 3, 4, 6, 7a, 8, 9, 13 & 16 of Table-A thereof. The fieldwork was completed on December 7, 2021.
Date of Plat or Map: December 8, 2021.

Michael Cuzzo
Registered Professional Land
Surveyor No. 5693

STATE OF TEXAS REGISTERED MICHAEL CUZZO 5693 PROFESSIONAL LAND SURVEYOR



Final Plat
ALTA/NSPS Survey

104 South Ballard Street

Being Lot 3 Block 4
Kellers First Addition
Wylie, Collin County, Tx
December 2021

P:\ES\202104\ES685747.DWG

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

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CITY OF WYLIE

Historic Review Commission

AGENDA REPORT

Department: Planning **Account Code:**

Prepared By: Renae' Ollie

Subject

Consider and act upon a recommendation to the City Council regarding the demolition of a commercial structure in accordance with Ordinance No. 2022-34. Property located at 100 E. Oak St., within the Downtown Historic District.

Recommendation

Motion to recommend approval as presented

Discussion

Owner: Wylie Economic Development Corporation **Applicant: Jason Griener for WEDC**

The property owner proposes to demolish an existing 4,330 square foot commercial building. According to Collin County Appraisal District records, the structure was built in 1950. The property was acquired by WEDC in 2014 for redevelopment purposes as part of strategic planning efforts for the Downtown Historic District. Previous uses have included a recreational facility, and church/house of worship. The exterior material is brick and stucco.

The application states that property is not of historic value. Redevelopment of this prime property located within the entryway into the Downtown Historic District will contribute to the charm and vibrancy of Historic Downtown Wylie while further spurring economic development for our community.

Section 6.3.E.3. of the City's Zoning Ordinance outlines the criteria for demolition as follows:
Demolition of a structure will NOT be allowed if any of the items below are met:

1. A structure is of architectural or historical interest and/or value or its removal would be detrimental to the public interest, or
2. The building contributes significantly to the character of the historic district and demolition would create a detrimental view or adversely affect the existing buildings on the block, or
3. A structure is contributing or unusual or uncommon design and materials and it could not be reproduced without great difficulty and/or expense, or
4. If its proposed replacement would not make a positive visual contribution, would disrupt the character or be visually incompatible within the historic district.

Demolition of a structure MAY be allowed if any of the following criteria is met:

1. The building has lost its architectural and historical integrity and importance and its removal will not result in a negative, less appropriate visual effect on the historic district, or
2. The structure does not contribute to the historical or architectural character and importance of the historic district (e.g. a non contributing structure), and its removal will result in a positive, appropriate visual effect in the district.

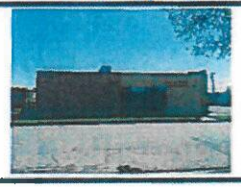
As stated in the Ordinance criteria, ***The structure does not contribute to the historical or architectural character and importance of the historic district (e.g. a non contributing structure), and its removal will result in a positive, appropriate visual effect in the district*** staff believes that its removal would not be detrimental to the public interest.

If approved, the applicant intends to start demolition in early November and complete in early December.

WYLIE NORTHEAST CHURCH
WYLIENORTHEAST.COM

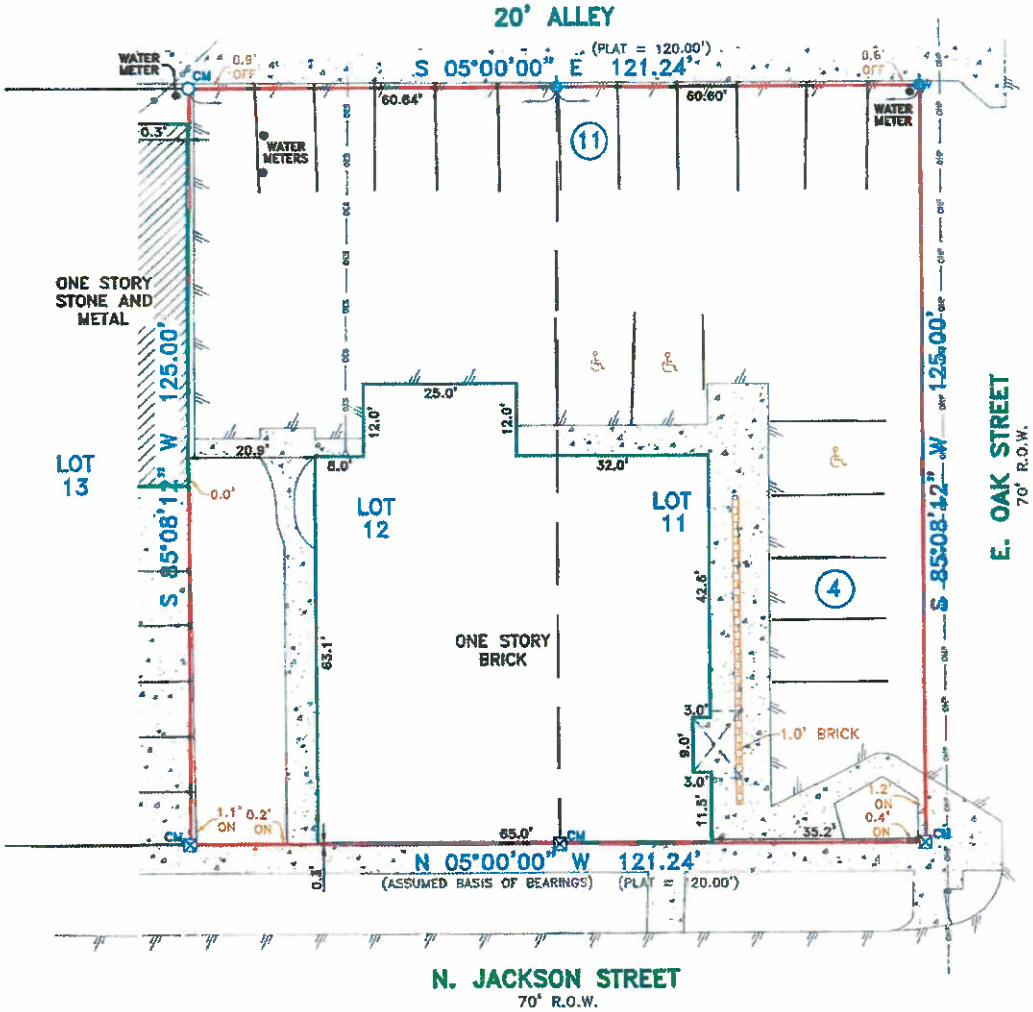
WYLIE NORTHEAST CHURCH
100

C.B.G. Surveying, Inc.



100 E. Oak Street

Being Lot 11 & 12, Block 1, Keller's First Addition, an Addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 29, Page, 349, Map Records, Collin County, Texas.



LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- 1" PIPE FOUND
- "X" FOUND/SET
- 60d NAIL SET
- TRANSFORMER PAD
- COLUMN
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC POWER
- OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- POWER POLE
- OVERHEAD ELECTRIC
- IRON FENCE
- BARBED WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA

EXCEPTIONS:

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by The City of Wylie. The undersigned Registered Professional Land Surveyor (Thomas W. Mauk) hereby certifies to (The City of Wylie) that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property (100 E. Oak Street) described in (Volume 29, Page 349), and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an Identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48085C0420 J) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that (The City of Wylie) is entitled to rely on this survey as having been performed to the appropriate standards of the current (1999 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 4th day of April, 2014

Thomas W. Mauk
Registered Professional Land Surveyor No. 5119

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 PROFESSIONAL LAND SURVEYOR

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48085C0420 J, this property does lie in Zone X and does not lie within the 100 year flood zone.

20' 10' 0 20' 40'
SCALE: 1" = 20'

Date: _____ Accepted by: _____ Purchaser
_____ Purchaser

Drawn By: OR
Scale: 1" = 20'
Date: 04/04/14
GF NO.: ---
Job No. 1403041B

C.B.G. Surveying, Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgdfw.com

CITY OF WYLIE

Historic Review Commission

AGENDA REPORT

Department: Planning **Account Code:**

Prepared By: Renae' Ollie

Subject

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 300 N. Second St. within the Downtown Historic District.

Recommendation

Motion to recommend approval as presented

Discussion

Owner: Wylie Economic Development Corporation **Applicant: Jason Griener for WEDC**

The property owner proposes to demolish an existing 1,814 square foot residential structure. According to Collin County Appraisal District records, the structure was built in 1967. The property was acquired by WEDC in 2019 for redevelopment purposes as part of strategic planning efforts for the Downtown Historic District. The subject property is on the western boundary of the Highway 78 and Brown redevelopment and will bridge the new development to the existing DTH District.

The exterior material is siding and includes a wrap around porch with decorative arched columns.

The application states that property is not of historic value. Redevelopment of this prime property located within the entryway into the Downtown Historic District will contribute to the charm and vibrancy of Historic Downtown Wylie while further spurring economic development for our community.

Section 6.3.E.3. of the City's Zoning Ordinance outlines the criteria for demolition as follows:
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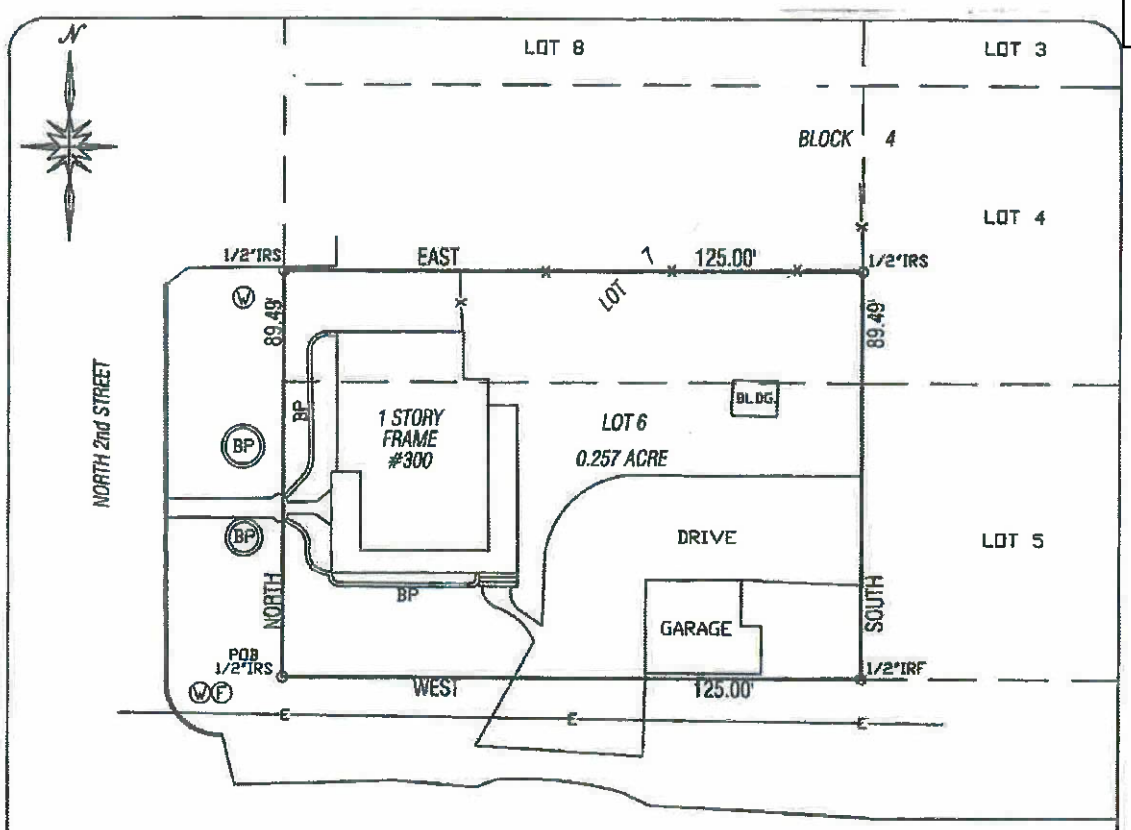
2. The structure does not contribute to the historical or architectural character and importance of the historic district (e.g. a non contributing structure), and its removal will result in a positive, appropriate visual effect in the district.

Staff believes that its removal would not be detrimental to the public interest.

If approved, the applicant intends to start work December 1, 2023 and complete by the end of December.



Ⓦ WATER METER
Ⓕ FIRE HYDRANT
BP BRICK PLANTER

PLAT OF SURVEY
SHOWING
LOT 6 & PART OF LOT 7
BLOCK 4
RAILROAD ADDITION
CITY OF WYLIE
COLLIN COUNTY, TEXAS
SCALE: 1" = 30'

Bearings are assumed
See field notes to accompany plat.
I, Chris E. Griffith, Registered Professional Land Surveyor, do hereby certify that this plat represents the results of a survey made on the ground under my supervision during the month of July, 2009.
The improvements shown hereon are above the 100 year flood plain. as predicted by F.E.M.A. (F.I.R.M.) Flood Insurance Rate Maps.

GIVEN UNDER MY HAND & SEAL, this the 8th day July, 2009.

STATE OF TEXAS REGISTERED CHRIS E. GRIFFITH 4846 PROFESSIONAL LAND SURVEYOR

By: _____
Chris E. Griffith
Registered Professional Land Surveyor
State of Texas No. 4846

REFERENCE: DEED - VOL. 4750, PG. 1634 - D.R.C.CO.,TX.
REFERENCE: RAILROAD ADDITION - VOL. 1, PG. 111 - M.R.C.CO.,TX.

GRIFFITH SURVEYING CO., LLC
607 AVENUE B
LONGVIEW, TEXAS 75604
PH (903)295-1560 FAX (903)295-1570

SURVEY
PREPARED FOR
TOMMY PULLIAM

JOB NO. 09-025

CITY OF WYLIE

Historic Review Commission

AGENDA REPORT

Department: Planning **Item:** WS

Prepared By: Renae' Ollie

Subject

Work Session to discuss Section 6.3 of the Zoning Ordinance

Recommendation

None

Discussion

Chair Stone and Vice Chair Stowe have asked to have a work session to discuss Section 6.3 of the Zoning Ordinance

Financial Summary/Strategic Goals

a. No development related to any permitted use within that portion of any district designated with a floodplain "FP" prefix may proceed without an approved development permit as required in Section 50 of the Wylie City Code. This permit request shall be made a part of an application for zoning or subdivision review or other construction review within the zone.

b. No alteration of the floodplain due to dumping, excavation, storage, filling or mining operations shall be conducted without a development permit approved by the City of Wylie.

2. **Approval Standards**. The following standards shall be used to approve a development permit within an area designated with a floodplain "FP" prefix.

a. The proposed development or alteration of the floodplain area will not increase the severity of flooding up or down stream from the altered property;

b. The proposed development or alteration of the floodplain area will not endanger the value and safety of other property or the public health and welfare; and

c. The proposed development or alteration of the floodplain area will not endanger the safety of the property being altered.

E. *Removal of Designation*

An area may be removed from the floodplain, FP, prefix designation by Council action based on:

1. A floodplain analysis meeting standard and acceptable scientific and engineering procedures used in the study of rainfall potential and its effect on a given drainage basin in the form of flooding, accepted by the City Engineer, that finds the area not subject to flooding.

2. Approval of a development permit for alterations to the floodplain that effectively removes the area from the floodplain, subject to limitations identified in subsection D, above. Removal of the floodplain "FP" prefix shall occur only after completion of the work and certification by the City Engineer that the work was in conformance with the approved plans.

F. *Other Land Subject to Flooding*

The fact that land is not within a district having a floodplain, FP, prefix shall not be interpreted as assurance that such land or area is not subject to periodic local flooding and the designation of the prefix in this ordinance shall not be so interpreted.

SECTION 6.3 DOWNTOWN HISTORIC DISTRICT (DTH)

A. *Purpose*

Wylie's downtown has been identified by the Comprehensive Plan as a valuable resource worthy of preservation as a historic district. This district provides development and design standards that preserve the historic and architectural character of existing development, provides for adaptive reuse of existing buildings, and the compatibility of new structures and uses with the historic nature of downtown.

A contributing building and/or structure is one which retains a high degree of architectural integrity that adds to the overall historic character of the district, and was built during the period of significance for the district, generally more than 50 years ago.

A non-contributing building and/or structure means a building not contributing to the historic significance of the district and does not add to the district's sense of time and place, and historical development; or one where the location, design, setting, materials, workmanship, feeling, and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost. Generally, less than 50 years old.

B. ***District Boundaries***

1. The Downtown Historic District (DTH) is generally bounded by State Highway 78 on the south, Cottonbelt Avenue on the west, from Elliot Street to Brown Street, and including property north of Brown Street on Keefer, and to the eastern property line of those lots facing west on Second Street from Brown Street to the north and Marble Street to the south, and those properties north of Brown Street along Ballard Avenue facing east and continuing north to Tract 4 of the Samuel B. Shelby Abstract and approximately 100 feet of frontage of those lots facing west and continuing north parallel to Ballard Avenue and encompassing all of Block 1, Lot 5 of the Russell #01 Addition and Block 1, Tract 49 of the James Truett Abstract.
2. The precise boundaries of the Downtown Historic District shall be shown on the official zoning map of the City of Wylie. The boundaries of the Downtown Historic District may be amended from time to time based on a request from area property owners, a request of the staff, the Commission, or at the pleasure of the Council. In considering a request for a change in district boundaries, the Council shall require:
   a. Any additions to the district shall be contiguous to the existing boundaries of the district;
   b. Any reductions in the district shall be located on the edge of the district such that a hole is not left inside the district; and
   c. If requested by a property owner, a petition shall be presented showing owners of more than 50 percent of the land within the district, excluding streets, and owners of more than 50 percent of the building sites in the district are in support of the requested change in boundaries.

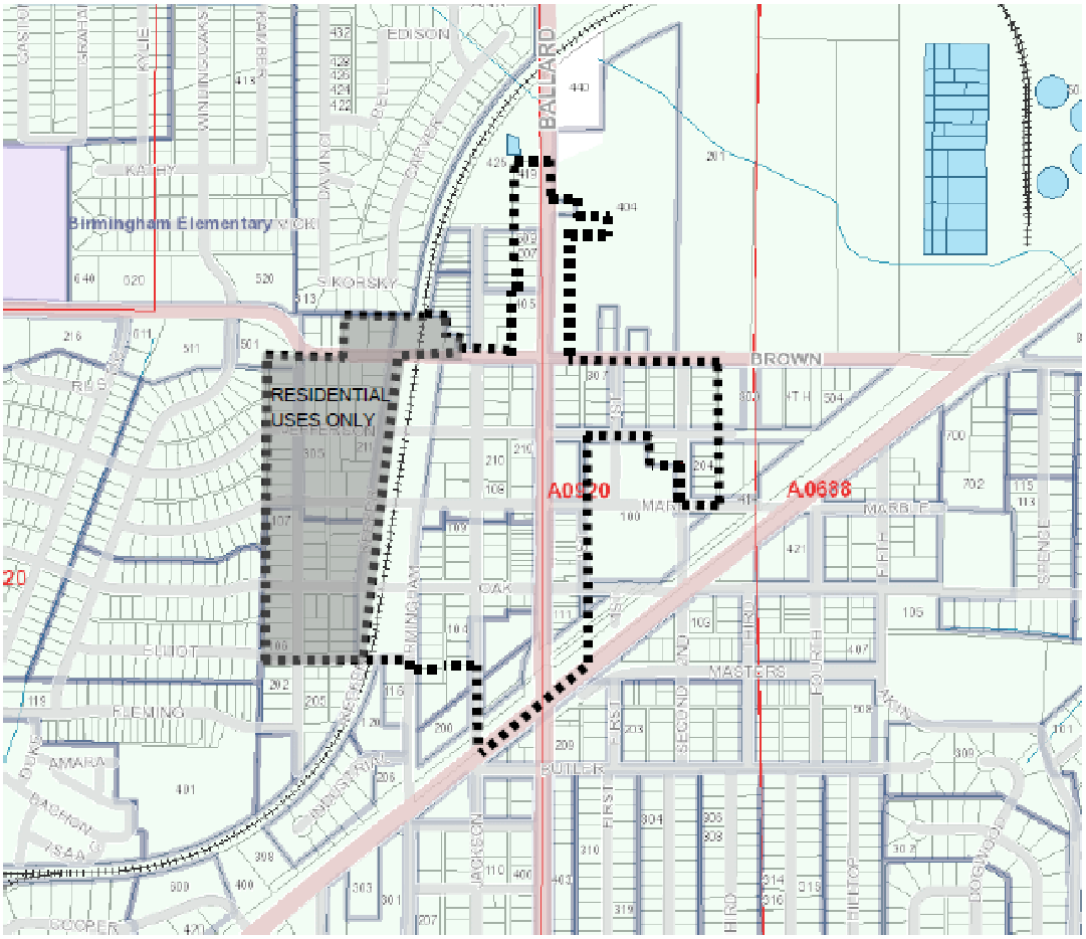


FIGURE 6-1 DOWNTOWN HISTORIC DISTRICT BOUNDARIES

C. *General Provisions*

1. Site plan and design review submitted to the Planning Department is required for new construction and substantial renovation of existing buildings within the Downtown Historic District. All demolition request and work for contributing buildings and/or structures that do not qualify as routine maintenance must be reviewed by the Historic Review Commission
   a. Historic Review Commission (HRC) shall be appointed by the City Council and shall consist of seven (7) members in accordance with Ordinance 2013-17, and as amended.
   b. The HRC will be responsible for reviewing and recommending an action to the Planning and Zoning Commission and/or the City Council for proposed new construction or substantial renovation, revisions to the ordinance, and planning efforts to fulfill the purpose of the Downtown Historic Ordinance and to consider future amendments and long range goals of the District.
   c. Submission of Plans. A completed application shall be submitted with a fee, accompanied by the following, and any other necessary documents required by the Planning Department.

i. Site Plan showing existing and proposed structures and improvements
ii. Interior floor plan showing all spaces, doors and windows
iii. Exterior elevations including
    1. Existing & proposed changes
    2. Doors & windows
    3. Architectural features
    4. Trim details
    5. Material details
iv. Roof Plan
v. Accessory Structures
vi. Sections (for additions)

1. Substantial renovations as listed below require review by the HRC and City Council:
    a. Alterations to the exterior of existing buildings that change the placement or design of windows, doors or other exterior features of the building such as coping or pilasters;
    b. An increase in the floor area of the building greater than 10 percent.
    c. Adding new exterior building materials that do not match the existing materials.
    d. Interior renovation of existing buildings that alter the exterior appearance of the building (e.g., a drop ceiling that covers part of an existing window)
2. Common routine maintenance items as listed below may be reviewed at staff level.
    a. Installation of an awning located on an accessory building, or on the rear facade of a main building.
    b. Shingle replacement that does not include a change in color or style.
    c. Siding replacement that meets the requirements of this ordinance.
    d. Application of paint that is the same color as the existing or that is an appropriate dominant, trim, or accent color and part of an historic color palette.
    e. The process of cleaning (including but not limited to low-pressure water-blasting and stripping, but excluding sandblasting and high-pressure water blasting.
    f. Painting, replacing, duplicating or stabilizing deteriorated or damaged architectural features (including but not limited to roofing, windows, columns, and siding) in order to maintain the structure and to slow deterioration.
    g. Interior renovation of existing buildings that do not alter the exterior appearance of the building.
3. Physical properties of an existing building such as setbacks, foot prints, height, or other similar characteristics that cannot be altered without substantial hardship are not required to meet the development or design standards within this article. All other provisions shall apply.
4. All new development shall comply with the Site Design Standards included in Subsection 4, and the Architectural Standards in Subsection 5.
5. Submission of Plans for Landmark Designation shall be delivered to the City of Wylie Planning Department, a minimum of 30 days prior to the meeting date set for the Historic Review Commission
    a. Required Documentation:
        i. Completed application on forms provided by the City of Wylie with applicable fees

ii. Stated criteria met in accordance with Article II Landmarks, Section 58.23 of the Code of Ordinances, as amended

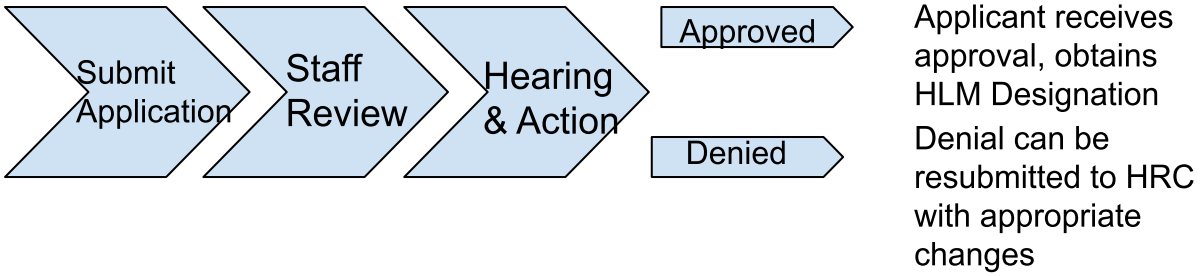
iii. Documented history of the structure, complete with photos

b. Review Criteria

i. Staff prepares a written report documenting the historical facts of the property and stating any impact that the owner may have with a historic landmark designation on the owner's property.

ii. Staff will present the completed application for consideration by the Historic Review Commission.

iii. The Commission will make a recommendation to the City Council. Designation of city landmarks will be made in accordance with Local Government Code 211, Section 211.0165, as amended.



D. *Permitted Uses*

1. The Downtown Historic District may contain any combination of uses shown in the Use Chart in Article 5, Section 5.1.
2. 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.
   a. Residential uses may be in residential structures or commercial structures. Residential uses in commercial structures are only allowed if they occupy less than 40 percent of the floor area of the building; and do not occupy the area adjacent to the street front.
   b. Nonresidential uses may be in residential or commercial structures. Nonresidential uses in residential structures must be in those blocks where existing residential structures predominate.
   c. 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.
   d. In block faces within the Downtown Historic District that are currently developed with commercial structures, new construction shall be of historic design.
   e. Only residential uses are permitted for those lots along Cotton Belt Avenue, and along Keefer Street from Elliot Street on the south to Brown Street on the north, as depicted in Figure 6.1 and on the official zoning map of the City of Wylie..

E. ***Downtown Historic District Development and Design Standards***

1. All properties must meet requirements provided in this section for Site Design, and Architectural Standards.
2. **Purpose of Downtown Historic District Design Standards**. The purpose of these design standards is to ensure the preservation of the historic and architectural qualities which make the Downtown Historic District a unique place by permitting new development compatible with existing historic buildings and by maintaining the historic and architectural qualities of existing buildings.
   a. Site Design Standards. The purpose of the Site Design Standards is to provide for building and parking placement compatible with existing development.
   b. Architectural Standards. The purpose of the Architectural Standards is to provide for the preservation of existing historic and architectural qualities of Downtown Wylie, ensure new construction is compatible with these qualities, and to protect and promote the uniqueness of downtown as a commercial area.
   c. Encourage the retention of original architectural elements:
      i. Wood Windows
      ii. Wood Doors
      iii. Columns
      iv. Chimneys
      v. Porches
      vi. Trim
   d. Discourage:
      i. Painting original brick that has never been painted
      ii. The removal or replacement of original windows and doors
      iii. The enclosure of porches
      iv. The use of cementitious fiber board products except along ground
      v. The use of vinyl windows

3. **Standards and Guidelines for Demolitions and Relocation.**
   a. DEMOLITION
   Prior to Demolition of a structure, a letter from a structural engineer is required. Each request for demolition shall be considered on a case by case basis for contributing structures.
   Demolition of a structure will NOT be allowed if any of the items below are met:
      1. A structure is of architectural or historical interest and/or value or its removal would be detrimental to the public interest, or
      2. The building contributes significantly to the character of the historic district and demolition would create a detrimental view or adversely affect the existing buildings on the block, or
      3. A structure is contributing or unusual or uncommon design and materials and it could not be reproduced without great difficulty and/or expense, or
      4. If its proposed replacement would not make a positive visual contribution, would disrupt the character or be visually incompatible within the historic district.

Demolition of a structure MAY be allowed if any of the following criteria is met:

1. The building has lost its architectural and historical integrity and importance and its removal will not result in a negative, less appropriate visual effect on the historic district, or
2. The structure does not contribute to the historical or architectural character and importance of the historic district (e.g. a non contributing structure), and its removal will result in a positive, appropriate visual effect in the district.

b. **RELOCATION**

A building may only be moved from one site to another site within the historic district under the following conditions:

1. The building is seriously threatened in its original location,
2. The integrity and structural soundness of the building will be maintained,
3. The building will be compatible with the overall character, visual appearance and site orientation of existing buildings on the block at the new location, and
4. The removal of the building from its original site will not create a detrimental view or loss of integrity on its immediate block.

A building may be moved from a site outside of the historic district to a site within the historic district under the following conditions:

1. The integrity and structural soundness of the building will be maintained,
2. The building will be compatible with the overall character, visual appearance, and site orientation of existing buildings on the block at the new location, and
3. Any proposed replacement at the original site will result in a more positive visual effect on its immediate block.
4. Any relocated building moved into the historic district shall be rehabilitated and/or repaired in accordance with the applicable sections of these guidelines so as to retain the original character, architectural details, design, and materials of the structure.

4. **Site Design Standards**

a. Building Placement - Commercial Structures

i. Buildings shall be placed on the front property line. Buildings may be moved back from the front property line a total of four feet to provide for wider sidewalks and entries, if: The building takes up an entire block face; or is located on a corner; or has a total frontage of more than 50 percent of the block face.

ii. New commercial structures shall be allowed only in block faces which are predominantly developed with existing commercial structures, or are predominately vacant land.

iii. Buildings shall be placed on the side property line. Buildings may be moved back from the side property line a total of four feet to provide for wider sidewalks and entries when the side property line is along a street.

iv. Buildings that go through a block so that they have frontage on two parallel streets, shall treat each frontage as a main façade.

v. New commercial structures shall construct at least a six (6) foot wide sidewalk.

b. Building Placement - Residential Structures

i New single family residential structures are only allowed in blocks which are predominantly developed with existing residential structures.

ii Residential structures shall conform with the front yard, side yard and rear yard setbacks of existing residential buildings on the block face. Front yard and rear yard setbacks will be deemed to be in conformity if they are within five feet of the average of the existing setback on either side of the new construction. Side yard setbacks shall be no closer than the side yard setback adjacent to the new construction or 20 feet whichever is less. On corner lots, side yards shall be treated as front yards and shall be the same as that required for the primary front yard.

iii Accessory structures such as garages, sheds, greenhouses etc. shall be located in a separate structure from the main building, and be visually compatible with the main building and,

1. Shall not extend beyond a platted side or rear building line adjacent to a street. If no building line exists adjacent to a street on an approved plat, the accessory structure shall not be located closer than ten (10) feet from the side or rear property line.
2. Shall not be located closer than five (5) feet to the side property line when the accessory structure is located behind the main building.
3. When the accessory structure is located in the side yard, the setback for the accessory structure will be the same as the setback requirement for the main building.
4. No accessory structure shall be located within the front yard setback.

iv New residential structures shall construct at least a six (6) foot wide sidewalk.

c. Parking for Nonresidential Uses

i Onsite surface parking shall generally not be placed in the required front yard and shall generally be separated from public streets by the building which it serves. Exceptions to this requirement include:

a. A lot that is used entirely for surface parking with no listed use in accordance with Section 5.2.
b. Surface parking on corner lots or lots with frontage on 2 or more public streets shall comply with the above parking requirements along at least one street frontage.
c. Where onsite surface parking is constructed to serve existing buildings or additions to existing buildings, the above parking requirements shall not apply.

ii Existing nonresidential uses may be renovated, reconstructed, and expanded up to 10 percent of their original floor area without having to comply with these parking standards.

iii Commercial Uses over 4,000 square feet will be required to provide off-street parking under the following standards:

1 A minimum of 50% of all required parking, in accordance with Article 5 Use Charts of this Ordinance, shall be located on site as required by specified use. All on-site parking shall be placed a minimum of 10 feet behind the front façade of the building with a landscape buffer provided.

2 Alternative materials for driveways and parking spaces may include pavestones, grass pavers or other materials, subject to approval of the City Engineer.

3 Up to 25 percent of the required parking can be provided by on-street parking in front or to the side of the building with approval of the City Engineer.

4 The remainder of the required parking can be provided by off-site parking facilities within 1,000 feet of the site with approval of the property owner. .

5 Upon a finding that a parking reduction is necessary to preserve historic buildings and maintain the design integrity of the Downtown Historic District, the Commission may grant parking variances up to a maximum of 75 percent of the required parking.

iv Off-street parking lots with over 20 spaces are required to have landscaping and lighting that meets the standards for other nonresidential developments. (Article 4, Section 4.3)

d. Parking for Residential Uses

i Parking for residential use shall be on site and shall provide a minimum of two parking spaces**.**

ii Alternative materials for driveways and parking spaces may include pavestones, grass pavers or other materials, subject to approval of the City Engineer.

5. Architectural Design Standards

a. **Street Facade – Commercial Structures**

i. Primary street facades for nonresidential buildings in the Downtown Historic District shall have the following basic features of existing historic buildings:

1. Cornice at top of facade;
2. Display windows with transom windows above and lower window panels below.
3. Pilasters that divide the facade vertically and separate the display windows units into discrete visual elements.
4. Second floor windows, recessed with multiple lights, lintels, and sills.

ii. Architectural elements such as doors, windows, awnings, canopies and architectural details shall be compatible with the overall visual qualities existing within the historic buildings downtown. Maintain as much of the original basic façade as possible. The basic façade consists of three parts: the storefront, with large display windows and transom; the upper façade, with large regularly spaced windows; and the decorative cornice.

iii. Choice of color for the primary facade, various architectural elements, or details shall be in conformance with the color scheme existing within downtown and appropriate for the historic and architectural character of the commercial structure. (Sherwin Williams Preservation Palette, Valspar Historic Color Palette or equal would be an approved color palette)

iv. In addition to the above, all commercial structures shall have at least two of the following desirable design features as appropriate:
   1. Street facades on side streets that meet the requirement for primary facades; or
   2. Buildings on corners which create a diagonal corner cut with the entrance on the corner; or
   3. Pediments added to the top of the facade; or
   4. Decorative brickwork and architectural detailing on or around the cornice, fascia, pilasters, or around windows; or
   5. Use of natural wooden doors with glass windows; or
   6. Projecting canopies and or awnings placed over the ground floor windows and doors

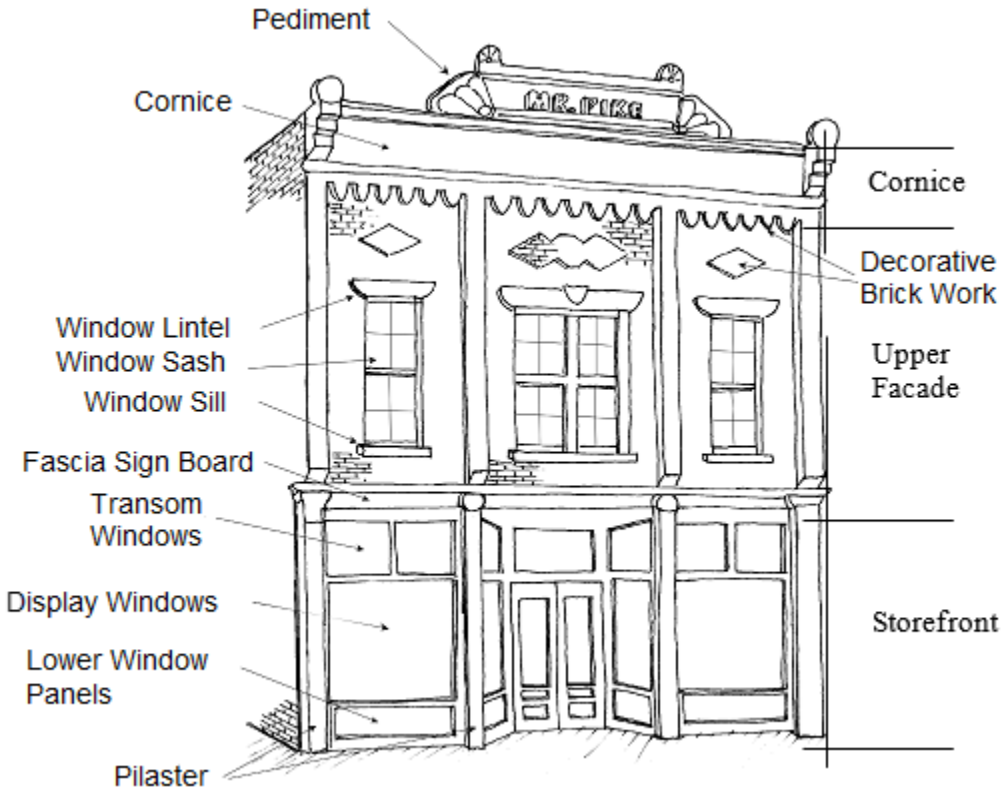


FIGURE 6-2 TYPICAL FEATURES OF COMMERCIAL STRUCTURES IN THE DOWNTOWN HISTORIC DISTRICT

b. Street Facade – Residential Structures

i. Residential structures within the Downtown Historic District shall have identifiable features appropriate to the architectural style of the building. These features may include the following:
   1. Covered porches integrated into the front facade of the main structure;
   2. Multiplicity of roof forms;
   3. Columns and railings defining porch;
   4. Windows with multiple lights;

5. High pitch roof lines; and
6. Architectural detailing of gables, window and door casings, eave lines, and foundations.

ii. Residential structures shall face the main street

iii. Residential structures that have a room projecting from the primary line of the front facade shall have a covered porch across the inset portion of the facade.

iv. Residential structures which do not have any projecting rooms shall have a covered porch across at least two thirds of the width of the facade.

v. Porches on residential structures shall be covered with a roof that is integral to the main roof of the structure, or covered with a roof that is a substantial architectural element integral to the design of the front facade.

vi. Porches shall have columns and railings around the edge of the porch except for the entrance steps.

vii. Choice of color for the primary facade, various architectural elements, or details shall be in conformance with the color scheme appropriate for the architectural style of the residential structure. (Sherwin Williams Preservation Palette, Valspar Historic Color Palette or equal would be an approved color palette)

viii. In addition to the above all residential structures shall have at least two of the following desirable design features as appropriate:

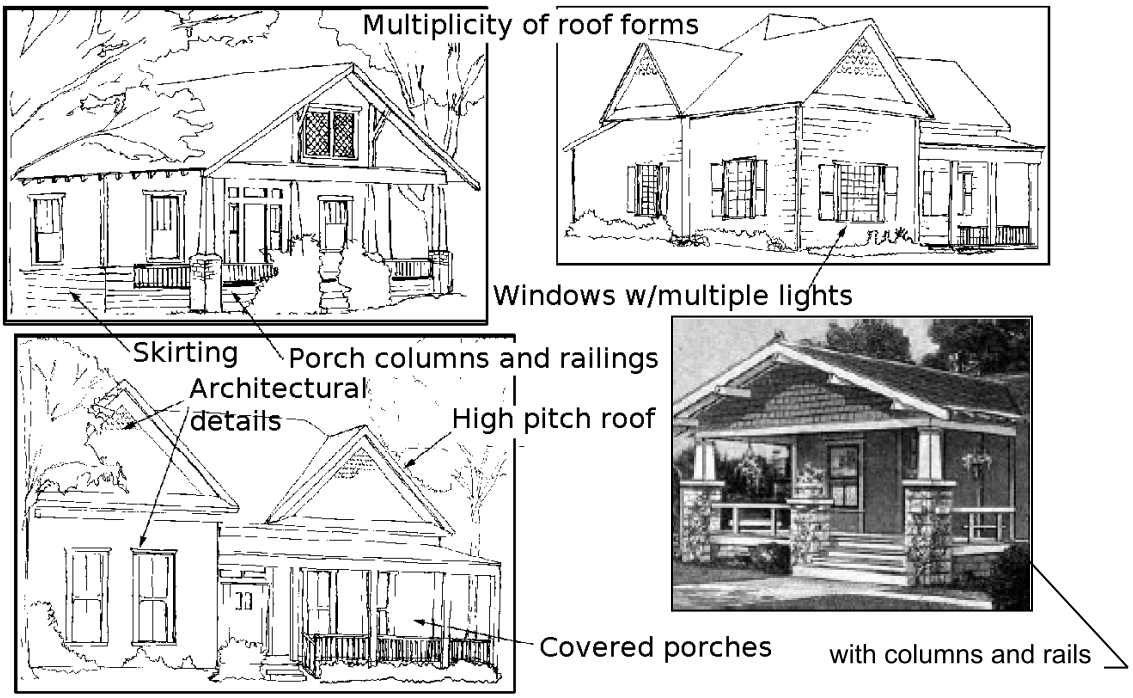


FIGURE 6-3 TYPICAL FEATURES OF RESIDENTIAL STRUCTURES IN THE DOWNTOWN HISTORIC DISTRICT

1. Use of skirting along the base of the building, in a manner appropriate to the architectural design of the building; Skirting materials shall be durable, suitable for exterior exposure, and installed in accordance with the manufacturer's installation instructions. Skirting shall be secured as necessary

to ensure stability, to minimize vibrations, or minimize susceptibility to wind damage; or

2. Use of foundation plantings to soften and conceal the foundation; or
3. Use of architectural detailing appropriate to the architectural style of the building. Architectural detailing includes but is not limited to elements such as carving in porch rails, turned stiles, use of ornamentation around windows, doors, eave lines, porches, and decorative windows and materials within gables.

c. Building Proportions – Commercial Structures

i. New construction height, width and massing should be consistent with the scale of adjacent contributing structures.

ii. Traditional patterns should be incorporated into new construction whenever possible.

iii. The ground floor facade shall have at least 45 percent of its area in transparent windows, or doors. The second floor facade shall have at least 20 percent of its area in windows. The area of windows includes any mullions framing individual lights within the window frame.

iv. The building height shall not exceed forty-five (45') feet at the highest point for architectural elements including but not limited to turrets, pinnacles and pediments.

d. Building Proportions – Residential Structures

i. New residential structures within the Downtown Historic District should respect building heights in accordance with period specific design.

ii. The building height shall not exceed forty-five (45') feet including architectural elements.

e. Building Materials - Commercial Structures

The base facade materials for commercial structures within the Downtown Historic District shall be brick or stone. Architectural details, trim, window or door framing may be wood, stone, cast stone, cast iron, or other materials compatible with the historic and architectural character of the Downtown Historic District.

f. Building Materials – Residential Structures

i. The primary exterior material for residential structures within the Downtown Historic District shall be wood siding and/or composite masonry materials having a wood pattern.

ii. The width of the siding shall be between four and five inches in width.

iii. Renovation to existing residential structures should use materials which are compatible with the existing residential structure. Adherence to these material standards are encouraged where appropriate and/or possible.

iv. All development is defined by the base, middle and roof elements with particular attention to the front façade as this is the section that defines the character of the streetscape for the DTH. See Figure 6-4.

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FIGURE 6-4 EXPRESSION OF BASE, MIDDLE AND ROOF ELEMENTS

g. Fencing – Commercial Structures

Any fencing for commercial structures within the Downtown Historic District shall be in the rear of the building.

h. Fencing – Residential Structures

i. Fencing placed in the front of the residential structure shall be limited as follows:
   a. Height not to exceed 3 feet;
   b. At least 50 percent of the surface area of the fence shall be open and transparent;
   c. Made from wood or wrought iron. Masonry or brick may be used for columns with wood or wrought iron fence panels;
   d. Have the posts and rails facing the inside of the fence.

ii. Fences placed in the side or rear yard shall be permitted to a height of 8 feet maximum and shall be constructed of wood or wrought iron. Masonry or brick may be used for columns with wood or wrought iron fence panels All fences placed in front of the residential building shall be decorative in design.

6. Signs

Purpose: All signs in this section are applicable to the Downtown Historic District only and are not appropriate to any other zoning district. The purpose of this section is to ensure that the area, material, and placement of new signs and alterations made to existing signs are appropriate to the architectural design of the building and the district, and that signs do not visually obscure significant architectural features of a building or the district in general.

a. General Provisions:

i Pole sign means any sign erected on a vertical framework consisting of no more than two uprights supported by the ground and where there is a physical separation between the base of the sign and the ground.

ii Signs shall be constructed of materials that are not subject to deterioration when exposed to the weather. Internally illuminated signs must be constructed of non-combustible material or approved plastics.

iii New signs should respect the size, scale and design of the historic building.

iv New signs should not obscure significant features of the historic building.

v No sign permitted under the regulations of this section shall be installed without first obtaining zoning clearance and a sign permit.

b. Signs for Residential Structures

i The sign area of any one face shall not exceed sixteen (16) square feet in area. The sign area of a pole sign shall not comprise more than seventy percent (70%) of the entire sign structure.

ii The maximum height of a pole sign structure shall be six (6) feet when no lighting is included. The maximum height of a pole sign structure shall be eight (8) feet when a globe type light is included.

iii Logos and symbols may be illuminated or backlit by fluorescent fixtures. The use of indirect lighting is also allowed.

iv The use of a fluorescent color on a sign is prohibited.

v No more than one pole sign may be displayed on a premise at any given time.

vi The sign may be placed adjacent to the public right-of-way, provided it does not encroach on the sight visibility triangle and is a minimum of six feet from the outside face of curb.

vii Single acorn type luminaires, flutes, moldings or other traditional details are strongly preferred. See Figure 6-5.

FIGURE 6-5 TYPICAL POLE SIGN FEATURES FOR RESIDENTIAL STRUCTURES

c. Signs for Commercial Structures

i The size of the sign shall be in proportion to the building and the neighboring structures and signs.

ii The total maximum allowable sign area for each building face is one square foot per one linear foot of a single tenant, not to exceed 70 square feet, whichever is less.

iii The total maximum allowable sign area for each building face is one square foot per one and one-half (1-1/2) linear foot of a multi-tenant building, not to exceed 100 square feet whichever is less.

iv Signs shall be mounted or erected so they do not obscure the architectural features or openings of a building.

v No sign or portion of a sign shall extend above the cornice line at the top of the building face. Roof top signs are prohibited.

vi For buildings without a recognizable style, the sign shall adopt the decorative features of the building, utilizing the same materials and colors.

vii The structural materials of the sign should match the historic materials of the building. Wood, metal, stucco, stone or brick, is allowed. Plastic, vinyl or similar materials are prohibited. Neon, resin to give the appearance of wood, and fabric may be used as appropriate.

viii Attached signs may only be illuminated utilizing internal lighting. Exterior letters with exposed neon lighting are allowed.

d. Window Signs

Window signs do not require a permit or a permit fee. Window Signs must meet the following regulations:

i. Window Signs must not obscure more than 20 percent of the window area per façade.

ii. No illuminated Window Signs shall be allowed where it creates an unduly distracting and hazardous condition to motorist, pedestrian or the general public..

e. Awning Signs

i. An Awning may extend the full length of the wall of the building to which it is attached and shall solely be supported by the exterior wall of the building. The awning sign shall be no more than six feet (6') in height and shall not be placed less than eight feet (8') above the sidewalk.

ii. The artwork or copy for an Awning Sign shall not exceed twenty percent (20%) of the area of the Awning and shall extend for no more than sixty percent (60%) of the length of the Awning.

f. Projecting Signs

i Signs shall be constructed of noncombustible material.

ii Signs shall not project more than three feet (3'), measured from the building face and shall not be closer than two feet (2') from the back of the curb line.

iii Bottom of the sign shall be at least 8 feet above the sidewalk.

iv Signs shall be compatible in design, shape, and material with the architectural and historic character of the building.

v Signs shall not exceed sixteen (16) square feet per sign face.

g. Canopy Signs

i A Canopy Sign is a permanent structure that is supported by the building or by a support extending to the ground directly under the canopy. The Canopy Sign may be attached to, or be an integral part of the face of a canopy.

ii The artwork or copy on a Canopy Sign shall not exceed ten percent of the face of the canopy, or a maximum of twenty-five (25) square feet, whichever is greater.

iii An illuminated stripe may be incorporated into a canopy. The stripe may extend along the entire length of the face of the canopy. The width or thickness of the stripe shall be limited to one-third of the vertical dimension of the face of the canopy. The internal illumination of a canopy is limited to the portions of the canopy face on which a sign or stripe is permitted.

h. Special Events Banner Signs

i A Special Event Banner sign is composed of cloth, plastic, canvas or other light fabric.

ii Only banners promoting or supporting local community events will be permitted over public right-of-ways.

iii An application to place a banner over a public right-of-way shall be submitted to the Building Inspections Department at least 10 days before the date to be installed.

iv The City of Wylie may erect and remove banners over public right-of-way. Banners may only be installed at locations approved by the City.

v The maximum banner size allowed is 4 x 36 feet, unless extended over the public right-of-way. Banners must be in good repair at all times.

vi The banner may remain a maximum of fourteen (14) days. A maximum of two banners can be hung for each event with placement of the second banner provided as space allows. Only one banner will be hung at each location.

vii When a banner over the public right-of-way is removed, the applicant is responsible for picking up the banner from the City of Wylie Service Center within ten (10) working days of the removal date. A late fee of $50 will be charged for banners left after the ten (10) day period. Unclaimed banners will be disposed of 30-days after removal date.

viii Banners not defined as Special Events Banners are regulated by the City's current Sign Ordinance and as amended.

i. A-Frame/Sandwich Board Signs

(i) No more than one a-frame or sandwich board sign per business shall be allowed, and a minimum of four feet of clear sidewalk shall be maintained at all times. The sign shall be sufficiently weighted or anchored to prevent movement by wind or other elements.

(ii) No a-frame or sandwich board sign shall exceed eight square feet per face or four feet in height. The entire sign structure shall be calculated as the total of sign area.

(iii) Materials suggested for use for signs are finished hardwoods, or softwoods. Materials not allowed include, but are not limited to, fluorescent materials, paper or fluorescent paints.

j. Encroachment into Public Right-of-Way. Any sign that is located upon or overhangs a public right-of-way shall be approved by the Public Works Director or his/her designee on forms provided by the City of Wylie.

k. Exempt Incidental Signs. Small incidental signs can be installed along a business frontage without permit approval from the City. Incidental signs are commonly seen as menu boards, open signs, small window signs noting hours of operation, and small hanging signs. Incidental signs do not include other signs specifically listed within this ordinance. Although a permit is not required for these type signs, the following guidelines must be maintained.

i No more than three (3) incidental signs per building entrance.

ii Maximum area allowed is 3 sq. ft. each, with a total cumulative area not to exceed 7 sq. ft.;

iii Incidental signs that project over or into a pedestrian right-of-way must be at least 7'-6" above the sidewalk;

iv Cannot project beyond the awning;

v Cannot extend above the awning;

Figure 6-6 Exempt Incidental Signs

l. Mural Signs shall be reviewed and approved by the Building Official for compliance with the definition of a mural and other applicable local, state, and federal laws.
m. Signs denied by the Building Official shall be subject to review pursuant to Sec 22-443 (10) Variances of the city's Sign Ordinance, as amended.

SECTION 6.4 SOUTH BALLARD OVERLAY DISTRICT (SBO)

A. *Purpose*

South Ballard has been identified by the City as a valuable area worthy of rejuvenation as a Mixed Use district. This section provides minimum development and design standards that will create a unique pedestrian friendly atmosphere for the citizens of Wylie that expands upon and is compatible with the architectural character of the Downtown Historic District.