



151 W. Church Street
Lewisville, TX 75057

A G E N D A

OLD TOWN DESIGN REVIEW COMMITTEE MONDAY, MAY 11, 2020

ZOOM MEETING WILL BE HELD LINKS FOR THE MEETING LOCATED BELOW

REGULAR SESSION MEETING – 4:00 P.M.

Due to the closing of all city facilities, the Old Town Design Review Committee meeting scheduled for Monday, May 11th, will only be open to public via remote access. This is pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people.

Citizens/Visitors wanting to access the meeting may go to <https://cityoflewisville.zoom.us/j/98425056552> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Meeting ID: 984 2505 6552. Listeners must sign-in to the event in order to comment. If you have a technical issue connecting to this meeting, or during the meeting, call 817.715.5871 or e-mail planning@cityoflewisville.com.

Comments will be accepted via e-mail until 3 p.m. prior to the meeting. To submit a comment, please e-mail planning@cityoflewisville.com with the agenda date and agenda number in the subject line of the e-mail. Please include your name and physical address for the record.

- 1. Call to Order and Announce That a Quorum is Present.**
- 2. Approve the Minutes From April 13, 2020.**
- 3. Consideration of a Letter of Design Approval for a Residential Accessory Building, Located at 220 Lynn Street, as Requested by James Spain, the Property Owner.**
- 4. Adjournment.**

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The Lewisville City Hall & Community Development Conference Room are wheelchair accessible. Access to the building and special parking are available at the front entrance along Church Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the Economic Development Office at (972) 219-3736 or by FAX (972) 219-3412 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**Minutes
Old Town Design Review Committee
April 13, 2020**

Item 1:

The Old Town Design Review Committee was called to order at 4:02 p.m. with the following members present: Amanda Ferguson (Teleconference), Justin Moeller (Teleconference), Jack Tidwell (Teleconference), and Advising Architect Greg Johnston (Teleconference). Member Randy Tetzlaff was absent.

Staff present: Michele Berry, Planning Manager (Teleconference); Jonathan Beckham, Planner (Teleconference).

Item 2:

The second item on the agenda was the approval of the minutes from the March 9, 2020 meeting. *A motion was made by Justin Moeller and seconded by Jack Tidwell to approve the minutes as presented. The motion passed unanimously (3-0).*

Item 3:

The third item on the agenda was Consideration of a Letter of Design Approval for Exterior Lighting for Securitex Old Town Locksmith Located at 316 South Mill Street, as Requested by John Arnold, the Applicant.

Staff gave a brief overview of the proposed exterior lighting and recommended approval as presented. *A motion was made by Jack Tidwell and seconded by Justin Moeller to approve the item as presented. The motion passed unanimously (3-0).*

Item 4:

The fourth item on the agenda was Consideration of a Letter of Design Approval for a Projecting Sign, Located at 109 West Main Street, as Requested by Kenneth Waits of City Sign Services, Inc., on Behalf of Kelly Cade, the Applicant.

Staff gave a brief overview of the proposed projecting sign and recommended approval with a modification to allow the bulb LED lights as presented. Kenneth Waits was available and answered the Committee's questions regarding the incandescent bulbs. *A motion was made by Jack Tidwell and seconded by Justin Moeller to approve the item as presented with the following modification: 1) to allow the bulb LED lights. The motion passed unanimously (3-0).*

There being no other items to discuss, the meeting was adjourned at 4:14 p.m.

Respectfully submitted,

Approved,

Michele Berry, Planning Manager

Amanda Ferguson, Chairperson

STAFF REPORT

TO: Old Town Design Review Committee

FROM: Jonathan Beckham, Planner

MEETING

DATE: May 11, 2020

SUBJECT: **Consideration of a Letter of Design Approval for a Residential Accessory Building, Located at 220 Lynn Street, as Requested by James Spain, the Property Owner.**

BACKGROUND

The property owner at 220 Lynn Street is looking to build a 160 square foot shed, considered an accessory building, at the rear of the property. All accessory buildings with an area of 120 square feet or greater in Lewisville's Old Town area require a Letter of Design Approval. The applicant is requesting approval for the proposed shed.

ANALYSIS

The proposed shed has an area of 160 square-feet and a height of 11 feet, 6 inches. The zoning code allows for no more than two accessory buildings on a lot this size, not to exceed an aggregate total of 500 square feet. This site currently has one accessory building: a 332.5 square foot garage which has been modified and is smaller than shown on the survey. The existing garage and proposed shed have a combined total of 492.5 square feet which does not exceed the 500 square foot limit. The shed conforms will all area, setback and height regulations found in Sec. 17-32.5 of Lewisville's Zoning regulations.

The shed is constructed from primarily wood materials and engineered wood siding with a metal gabled roof. The paint color does not match the home, which is white, and closely resemble colors from the Sherwin Williams historic collection as seen in the exhibits. The proposed accessory building will be located behind the residence on the northeast quadrant of the lot. This placement largely screens the shed from view of any public right of way.

RECOMMENDATION

Staff recommends that the Old Town Design Review Committee grant a Letter of Design Approval for the residential accessory building as presented.



**OLD TOWN DESIGN REVIEW
COMMITTEE
APPLICATION**



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

Owner/s (name): James L. Spain & Dorothy N. Spain	
Company Name:	
Mailing Address: 210 Lynn Ave. Lewisville TX 75057	
Work #: 972-436-5481	Cell #: 972-345-6959
E-Mail: dotspain@verizon.net	
Owner Signature (Owner/s Must Sign or Submit Letter of Authorization): James L. Spain	Date: 4/26/2020
Dorothy N. Spain	
Printed Name: JAMES L. SPAIN	Dorothy N. Spain

Applicant/Tenant (name): JAMES F. SPAIN	
Company Name:	
Mailing Address: 220 LYNN AVE, LEWISVILLE, TX 75057	
Work #: 940-435-9311	Cell #: 940-435-9311
E-Mail: sadiesmadie@gmail.com	
Applicant/Tenant Signature James F. Spain	Date: 4/26/2020
Printed Name: JAMES F. SPAIN	

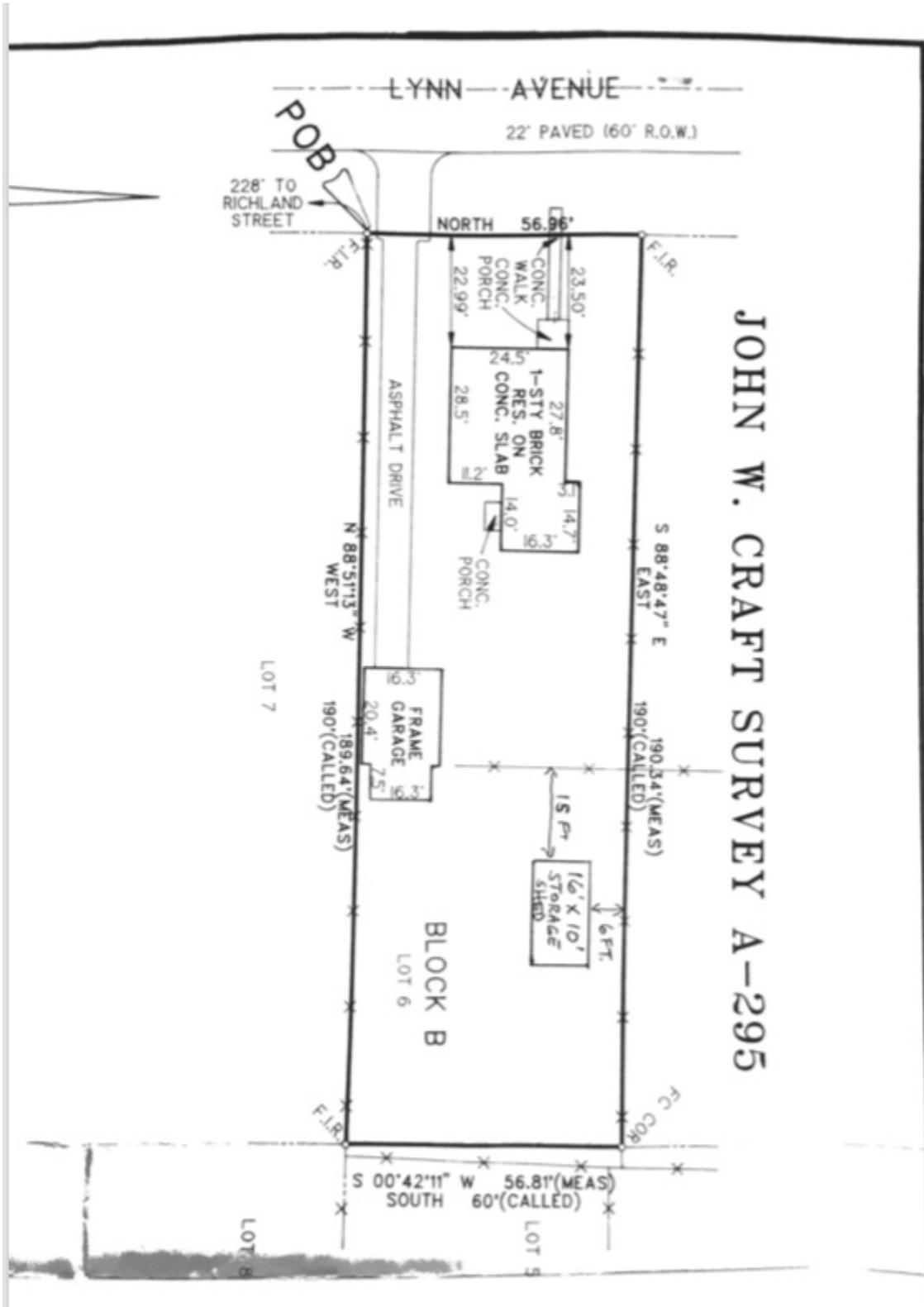
Architect/Engineer (name): CONTACT: SAM MORAN	
Company Name: QUALITY STORAGE BUILDINGS	
Mailing Address: 3682 FM 934, ITASCA, TX 76055	
Work #: 254-687-9209	Cell #:
E-Mail: sam@qsbuildings.com	
Architect/Engineer Signature	Date: 4/26/2020
Printed Name:	

REQUIRED:

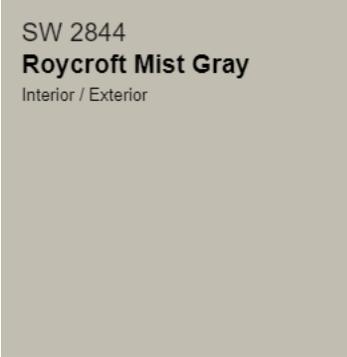
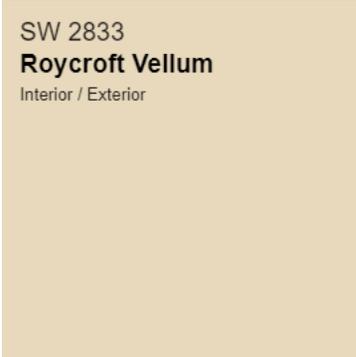
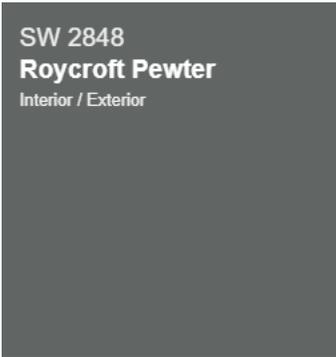
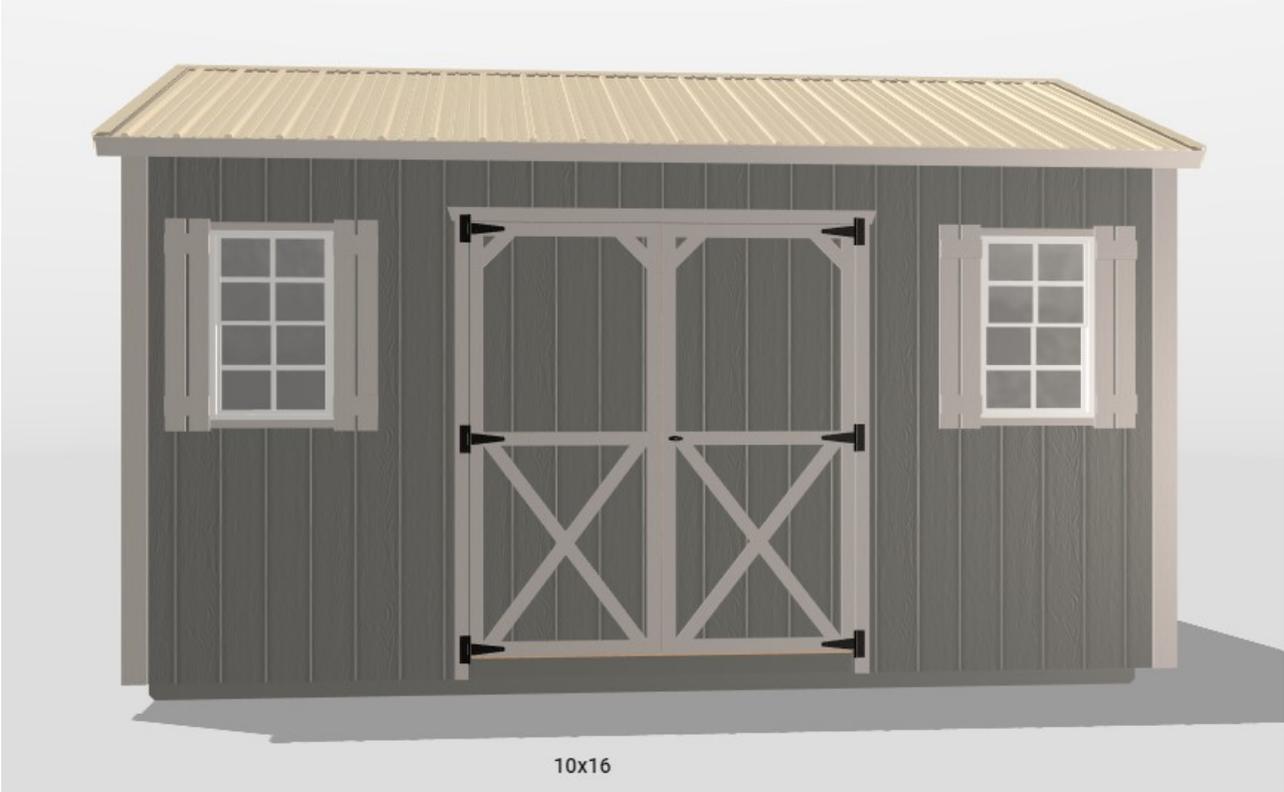
- Narrative letter summarizing scope of work
- Site plan/roof plan (drawn to scale)
- Proposed building elevations (to scale)
- Photographs of existing building conditions
- Product literature or specifications
- Materials samples and color samples

NOTE:

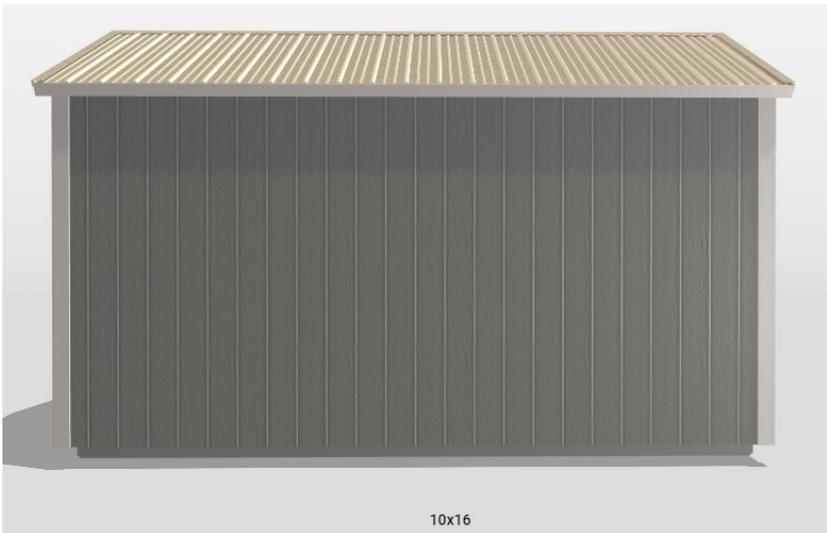
Items must be staff approved and deemed complete before they will be placed on an agenda



Elevations and Paint Exhibit



Like-colors from the Sherwin Williams Historic Paint Collection



Elite Garden Shed Specifications

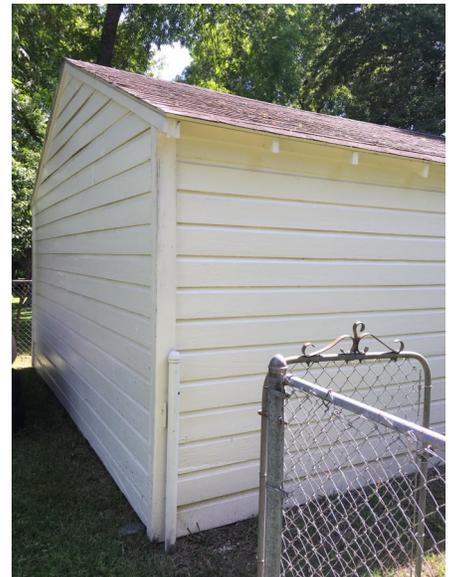
Features

- 4"x6" Pressure Treated Timber Skids
- 2"x6" Pressure Treated floor joist on 16" centers
- 3/4" BC plywood floor nailed to the floor joist with 3" ring shank nails.
- 7' 10" (94" sidewalls) side wall
- 2"x4" wall studs placed 16" on center, with double studded corners.
- Double top plate layer - 2"x8" & 2"x4" for extra sidewall and eave strength.
- 7/16" LP Smart panel siding with a 50 yr. warranty
- All nails and joints are caulked and sealed to provide a smooth exterior finish.
- Two Coats of our [10yr. no fade warranty](#), + [25yr. adhesion warranty](#), Haley paint.
- Buildings up to 12' wide have 2"x4" roof trusses placed 24" on center
- Buildings 14' - 16' wide have 2"x6" roof trusses placed 24" on center
- 7/16" SolarBoard technology keeps the building cooler in summer, replacing OSB.
- Complete 4" overhang
- Drip edge on roof
- Synthetic felt on top the SolarBoard OSB to seal the roof
- 30 yr. dimensional shingles, or choose the 40 yr. metal roof
- Vented Ridge
- 8" x 16" end wall vents
- One 4' deep loft
- Two 2' x 3' windows with shutters
- Door Threshold made from Diamond Plated Steel
- One 6 x 6'10" Double Door

NOTE: Doesn't include the shelving package pictured above.



Property Pictures



The rear elevation of the garage is modified from what is shown on the survey resulting in a smaller size.