



151 W. Church Street
Lewisville, TX 75057

A G E N D A

OLD TOWN DESIGN REVIEW COMMITTEE MONDAY, JULY 13, 2020

ZOOM MEETING WILL BE HELD LINKS FOR THE MEETING LOCATED BELOW

REGULAR SESSION MEETING – 4:00 P.M.

The Old Town Design Review Committee meeting scheduled for Monday, July 13th, 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/95820659349> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Meeting ID: 958 2065 9349. 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 June 8, 2020.**
- 3. Consideration of a Letter of Design Approval for the Exterior Building Modification of an Existing Building, Located at 189 Elm Street, as requested by David Spada, BDGP LLC on behalf of James Kevlin, Old Town Suites, LLC, 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
June 8, 2020

Item 1:

The Old Town Design Review Committee was called to order at 4:04 p.m. with the following members present: Amanda Ferguson (Teleconference), Justin Moeller (Teleconference); Jack Tidwell (Teleconference). Member Randy Tetzlaff (Teleconference) joined at 4:18 p.m.

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 May 11, 2020 meeting. *A motion was made by Jack Tidwell and seconded by Justin Moeller 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 an Exterior Building Design, Located at 135 West Walters Street, as requested by Bill Peck, on behalf of Steve James, SJC Legacy Holdings, LLC, the Property Owner.

Staff gave a brief overview of the proposed exterior building design and recommended approval as presented. The property owner and applicant were present via Teleconference and available for questions. Chairperson Amanda Ferguson asked if the proposed blue paint color of the door matched the company logo. Jenny James, the property owner, confirmed that the colors were the same. Member Jack Tidwell asked if any landscaping would be provided along the walls with high windows. Bill Peck, the applicant, answered that while landscaping was part of the civil plan process, the specified area could accommodate plants if they didn't hinder any ADA requirements. Member Jack Tidwell also asked for clarification regarding an element shown on a conceptual elevation image, which the applicant answered by provided additional details. *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 an Exterior Building Design, Located at 105 East Main Street, as requested by William Peck, on behalf of Dave Finley of DNBA Inc, the Property Owner.

Staff gave a brief overview of the proposed exterior building design and recommended approval as presented. The applicant and property owner were present via Teleconference and available for questions. Discussion was held by the Committee regarding future tenant signage at the property, the intended use of the existing drive-through, and lighting. *A motion was made by Jack Tidwell*

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Minutes - Old Town Design Review Committee
June 8, 2020

and seconded by Justin Moeller to approve the item as presented. The motion passed unanimously (4-0).

There being no other items to discuss, the meeting was adjourned at 4:19 p.m.

Respectfully submitted,

Approved,

Michele Berry, Planning Manager

Amanda Ferguson, Chairperson

STAFF REPORT

TO: Old Town Design Review Committee

FROM: Jonathan Beckham, Senior Planner

MEETING

DATE: July 13, 2020

SUBJECT: Consideration of a Letter of Design Approval for the Exterior Building Modification of an Existing Building, Located at 189 Elm Street, as requested by David Spada, BDGP LLC on behalf of James Kevlin, Old Town Suites, LLC, the Property Owner.

BACKGROUND

The existing small office park is located on the north east corner of Elm Street and South Charles Street. Denton County records show that this office park was built in 1972 and 1984. The applicant is remodeling the south eastern unit and looking to add a window on the southern elevation facing Elam Street

ANALYSIS

Existing Structure

The Old Town Design Guidelines recommend that a window's relation to existing windows be considered when determining the character of a new window. The proposed 72-inch by 72-inch window will match the two existing windows on the southern elevation and will be located between the two existing windows, slightly off center, on this elevation. It will provide natural lighting for an office room and will meet all City of Lewisville building regulations. A building permit will be required.

RECOMMENDATION

Staff recommends that the Old Town Design Review Committee approve a letter of design approval for the proposed exterior building modification as presented.



**OLD TOWN DESIGN REVIEW
COMMITTEE
APPLICATION**



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

Owner/s (name): <i>James M. Keulin</i>	
Company Name: <i>Old Town Suites, LLC</i>	
Mailing Address: <i>PO Box 270 874 Flower Mound TX, 75027</i>	
Work #: <i>972-355-7231</i>	Cell #: <i>214-616-9280</i>
E-Mail: <i>mkeulin@freedomtitletx.com</i>	
Owner Signature (Owner/s Must Sign or Submit Letter of Authorization): <i>[Signature]</i>	Date: <i>7/8/2020</i>
Printed Name: <i>James M. Keulin</i>	

Applicant/Tenant (name): <i>David Spada</i>	
Company Name: <i>BDG PLLC</i>	
Mailing Address: <i>PO Box 270 874 Flower Mound TX, 75027</i>	
Work #: <i>972-355-7231</i>	Cell #: <i>940-595-1969</i>
E-Mail: <i>David@bigdprop.com</i>	
Applicant/Tenant Signature <i>[Signature]</i>	Date: <i>7/8/2020</i>
Printed Name: <i>David Spada</i>	

Architect/Engineer (name): <i>Tommy Nelson</i>	
Company Name: <i>HUB CITY</i>	
Mailing Address: <i>9907 Kilarney Dallas, TX, 75218</i>	
Work #: <i>214-762-2290</i>	Cell #:
E-Mail: <i>tommynelson@flash.net</i>	
Architect/Engineer Signature <i>[Signature]</i>	Date: <i>7/8/2020</i>
Printed Name: <i>Tommy Nelson</i>	

REQUIRED:

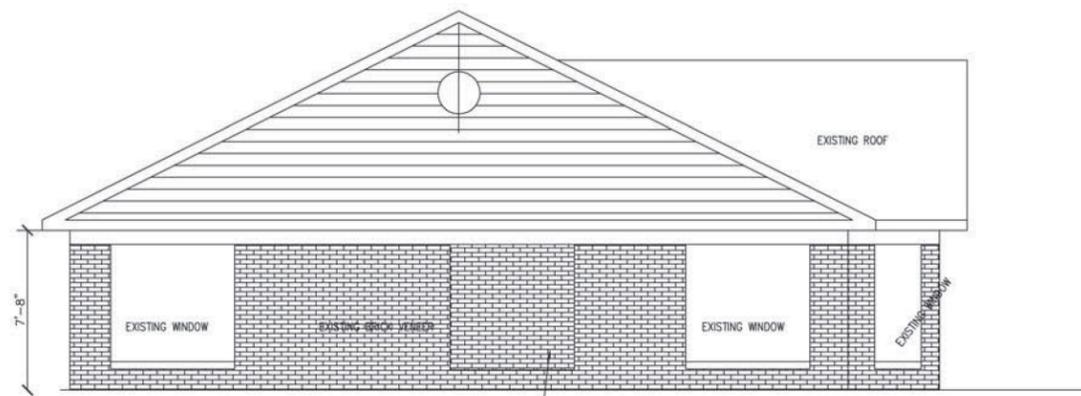
- Narrative letter summarizing scope of work
- Site plan/roof plan (drawn to scale)
- Proposed building elevations (to scale)
- Photographs of existing building conditions
- Product literature or specifications
- Materials samples and color samples

NOTE:

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

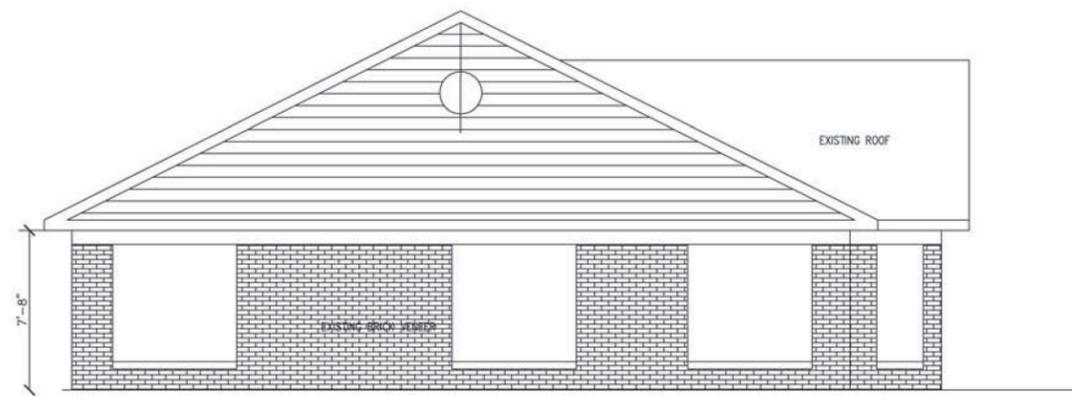
Project Narrative

We will be removing existing exterior brick, Interior drywall and 2x4's and reframing the opening to meet code. We will install a metal lintel above window opening and finish the exterior with the existing brick for a perfect match. The window will match other existing window and will be a fixed window just like the existing windows. The elevation will match existing windows as well

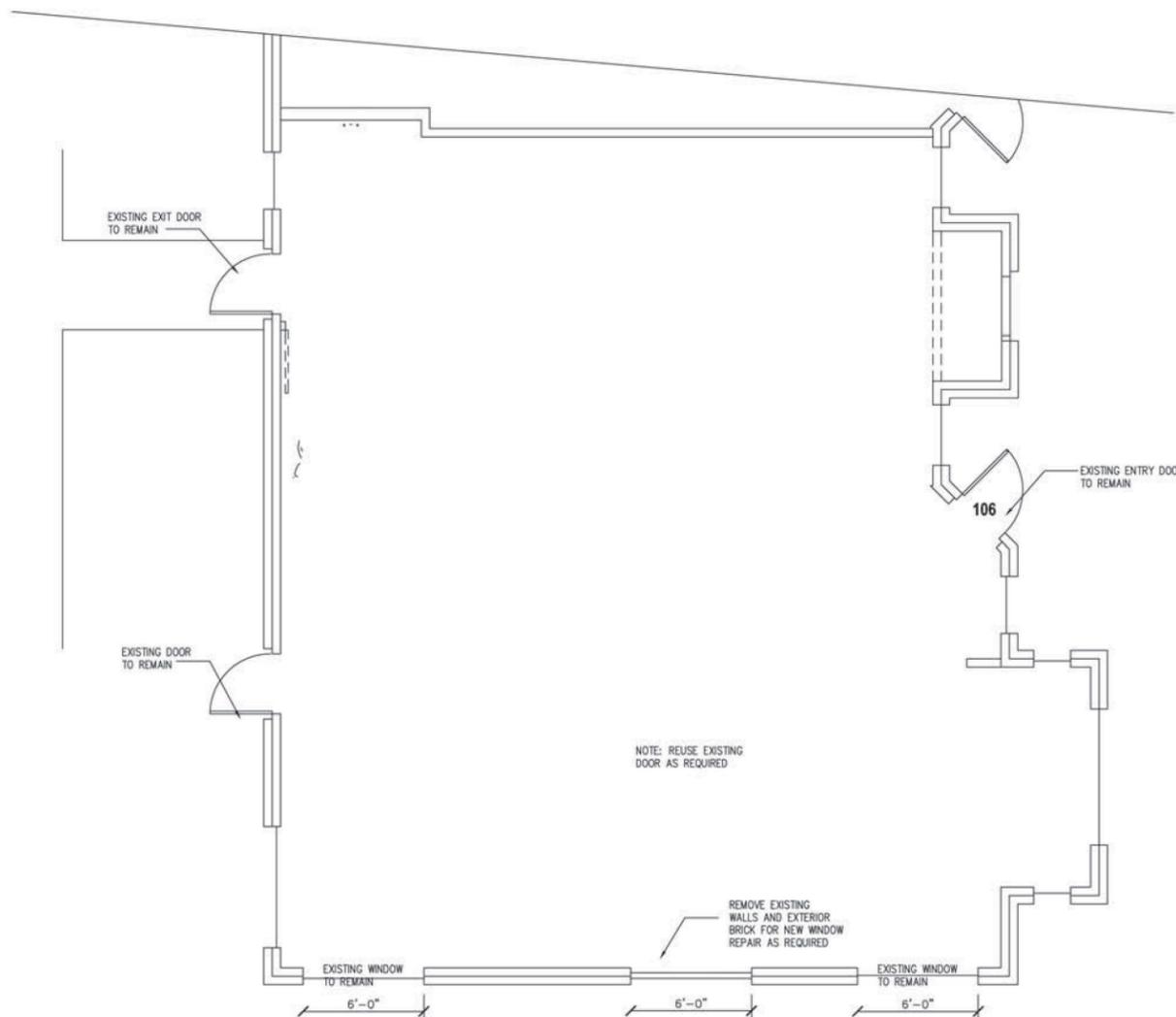


03 EXISTING ELEVATION
SCALE: 1/4" = 1'-0"

REMOVE EXISTING WALL - PATCH AND REPAIR FOR NEW WINDOW TO MATCH EXISTING AS REQUIRED



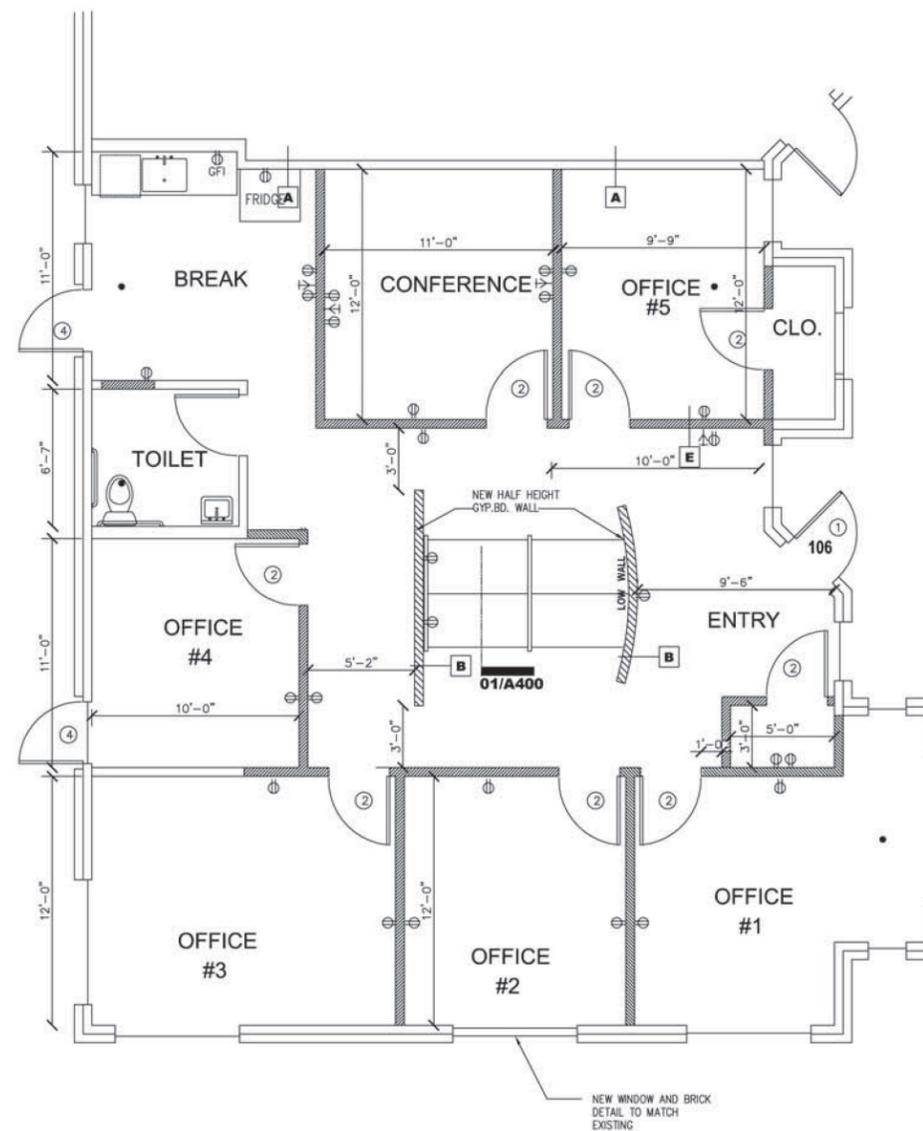
04 ELEVATION
SCALE: 1/4" = 1'-0"



01 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

NOTE: REUSE EXISTING DOOR AS REQUIRED

REMOVE EXISTING WALLS AND EXTERIOR BRICK FOR NEW WINDOW REPAIR AS REQUIRED



02 CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



PRODUCTIONS
800 EXPOSITION AVENUE
DALLAS TEXAS 75226
TEL: 214.821.8242
hubcity@fash.net

FREEDOM TITLE

189 ELM STREET SUITE #106 • LEWISVILLE, TEXAS 75057

REV. NO.	DATE	DESCRIPTION

CONSTRUCTION PLAN

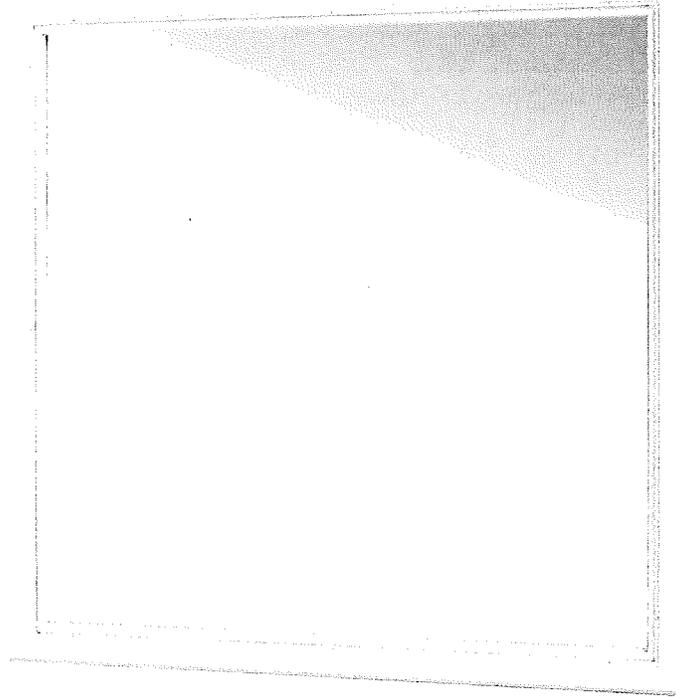
DATE ISSUED:
05-22-2020
PROJECT NO.:
20501
DRAWING NO.:
A101



Approximate
Window Location

Home / Doors & Windows / Windows / Casement Windows

Internet #203819919 Model # VC6060-P



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TAFCO WINDOWS

~~60~~ in. x ~~60~~ in. Casement Picture Window

72

72
(57)

[Write a Review](#)

[Questions & Answers \(19\)](#)

- Maintenance-free white finish complements any surroundings
- Fully welded vinyl construction
- Helps house stay cool in summer and warm in winter

\$421⁴²

OR

\$71⁰⁰ per month* suggested payments with
 6 months* financing on this \$421.42 purchase*.
 Apply for a Home Depot Consumer Card

Width (in.) x Height (in.): 59.5 x 59.5

35.5 x 35.5	35.5 x 47.5	35.5 x 59.5	47.5 x 35.5	47.5 x 47.5	47.5 x 59.5
59.5 x 35.5	59.5 x 47.5	59.5 x 59.5			

How to Get It

<p>Ship to Store Pickup Jul 29 - Aug 7</p> <p>FREE</p>	<p>Ship to Home Expect it Jul 29 - Aug 7</p> <p>Standard Delivery</p>	<p>Scheduled Delivery Not available for this item</p>
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We'll send it to Denton for free pickup.
[Change Store](#)

- 1 +

Add to Cart

Your Fastest Checkout
 Turn on Instant Checkout

— or —

Buy now with

We're unable to ship this item to homes and stores in: AK, GU, HI, PR, VI

Product Overview

The Tafco Vinyl Casement Window with Insulated Glass in White is a maintenance-free product. The steam-line visual appearance is an attractive solution for any home. It's the perfect choice to maximize viewing in any 60 in. x 60 in. window opening.

- Energy-efficient insulated glass keeps temperate air inside your house

- Solid vinyl main frame specifically designed to secure your home
- Attractive design profile
- Fully welded vinyl construction
- Maintenance-free white vinyl complements any surroundings
- **PROFESSIONAL WINDOW INSTALLATION - CALL 1-855-892-4386** to get started with a free in-home consultation or [_x000D_](#) learn more about our trusted window installation service.
- Tips for selecting windows at The Home Depot

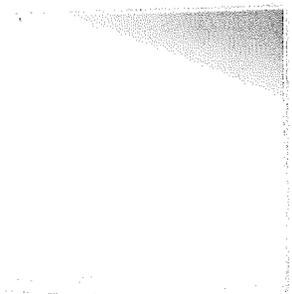
Info & Guides

- Instructions / Assembly

You will need Adobe® Acrobat® Reader to view PDF documents. Download a free copy from the Adobe Web site.

Get Everything You Need ⁽²⁾

Current Product



TAFCO WINDOWS 60 in. x 60 in. Casement Picture Window ...

(57)

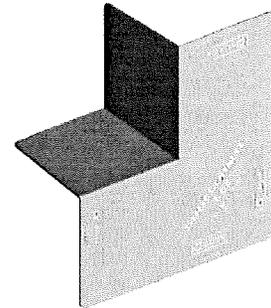
\$421⁴² each



GREAT STUFF PRO 20 oz. Window and Door Insulating Foam Sealant ...

(94)

\$14⁷⁶

 Select This Item


SureSill 3-1/2 in. SureCorner Flexible Corner Flashing for Window Installation ...

(96)

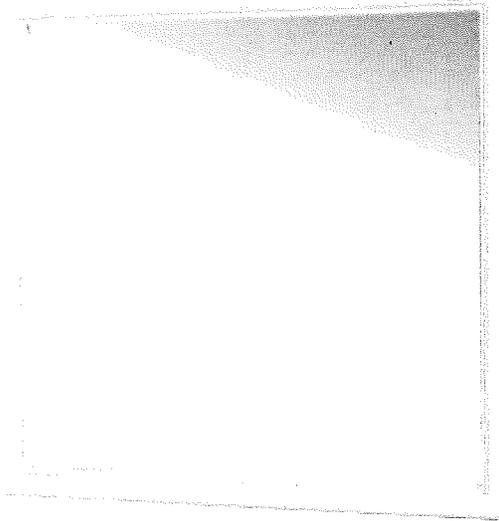
\$8⁹⁹ /package

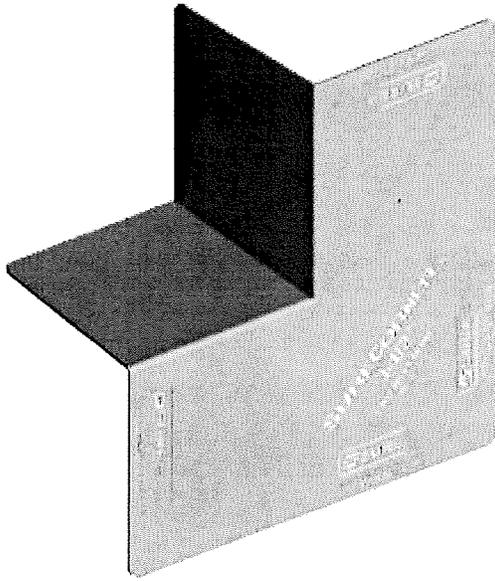
 Select This Item

1 Item Selected

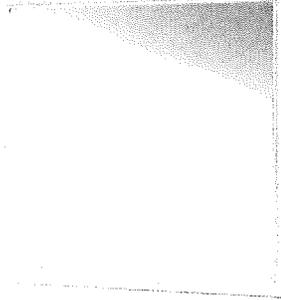
Add Item To Cart

Get Everything You Need





Current Product



TAFCO WINDOWS 60 in. x
60 in. Casement Picture
Window

...

(57)

\$421⁴² each

Item Selected

Based on Your Interests



BUYING GUIDE

Types of Windows

Window replacement is a great way to add style and security to your home

[Read Our Guide](#)

Specifications

Dimensions

Grid Width (in.)

None

Jamb Depth (in.)

3.5

Product Depth (in.)

3.5

Product Height (in.)

59.5

Product Width (in.)

59.5

Rough Opening Height (In.)

60

Rough Opening Width (In.)

60

Width (in.) x Height (in.)

59.5 x 59.5

Details

Exterior Color/ Finish

White

Exterior Color/Finish Family

White

Features

No Additional Features

Frame Material

Vinyl

Frame Type

Standard Frame

Glass Type

Energy Efficient Glass

Glazing Type

Double-Pane

Grid Pattern

No Grid

Grille Type

No Grille

Hardware Color/Finish Family

White

Included

No Additional Items Included

Interior Color/Finish Family

White

Lock Type

No Lock

Material

Glass (67%), PVC (33%)

Number of Grids

No Grid

Number of Locks

None

Product Weight (lb.)

93lb

Returnable

180-Day

Solar Heat Gain Coefficient

.61

U-Factor

.44

Window Handing

No Handing

Window Type

Casement

Window Use Type

New Construction,Replacement

Warranty / Certifications

Energy Star Qualified

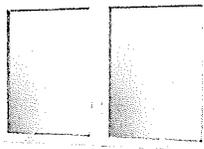
Not Qualified

Manufacturer Warranty

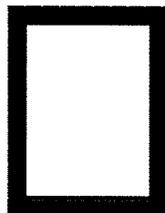
Limited Lifetme

How can we improve our product information? Provide feedback.

Recently Viewed Items



TAFCO
WINDOWS 72 in. x
48 in. Vinyl



JELD-WEN 36 in.
x 48 in. V-4500
Series Bronze



TAFCO
WINDOWS 60 in. x
60 in. Casement



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