



151 W. Church Street
Lewisville, TX 75057

A G E N D A

OLD TOWN DESIGN REVIEW COMMITTEE MONDAY, JULY 27, 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 27th, 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/96917011081> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Meeting ID: 969 1701 1081. 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 July 13, 2020.**
- 3. Consideration of a Letter of Design Approval for Exterior Building Modifications, Located at 224 South Charles Street, as requested by Bill Peck, on behalf of Mike Johnson, 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
July 13, 2020**

Item 1:

The Old Town Design Review Committee was called to order at 4:03 p.m. with the following members present: Amanda Ferguson (Teleconference), Randy Tetzlaff (Teleconference); Jack Tidwell (Teleconference).

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 June 8, 2020 meeting. A motion was made by Randy Tetzlaff 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 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.

Staff gave a brief overview of the proposed exterior building modification and recommended approval as presented. The applicant was present via Teleconference and available for questions. A motion was made by Jack Tidwell and seconded by Randy Tetzlaff to approve the item as presented. The motion passed unanimously (3-0).

There being no other items to discuss, the meeting was adjourned at 4:06 p.m.

Respectfully submitted,

Approved,

Michele Berry, Planning Manager

Amanda Ferguson, Chairperson

STAFF REPORT

TO: Old Town Design Review Committee

FROM: Jon Beckham, Senior Planner

MEETING

DATE: July 27, 2020

SUBJECT: Consideration of a Letter of Design Approval for Exterior Building Modifications, Located at 224 South Charles Street, as requested by Bill Peck, on behalf of Mike Johnson, the Property Owner.

BACKGROUND

The subject property, located near Lewisville's Old Town Center District, previously contained a fence company. Mike Johnson owns a feed store in Lewisville and would like to move his business into the Old Town area. This project is currently going through the Old Town Development process and was rezoned to Old Town Mixed Use 2 (OTMU2) on February 3rd, 2020 in accordance with the Old Town Master Plan.

ANALYSIS

The site currently has four existing structures: an enclosed office building facing South Charles Street and three open air storage buildings. The applicant is proposing to enclose the three storage buildings and renovate the façade of the office building.

Office (Building #1)

The office building which faces South Charles Street is a metal building with siding on the front façade. It has a small covered porch with a single entrance and no windows. The applicant is proposing to add the following features:

- A new parapet wall containing signage and two goose-neck lights
- An extended porch along the front façade
- Two windows to the front façade
- Two windows to the north façade
- A new door to the north façade with a small awning
- Siding to the north façade, painted Alabaster (SW 7008)

Building #2

The storage building located directly behind the Building #1 is the least visible of the existing storage buildings. This building is proposed to be enclosed with the same corrugated metal it's constructed out of a painted Classic French Gray (SW 0077). A sliding barn door, a door and two goose-neck lights will be added to the north elevation.

Building #3

The storage building located on the western edge of the property is proposed to be expanded with a large awning along the length of the building and be enclosed with fiber cement siding painted Alabaster (SE 7008). The western elevation will have three sliding barn doors, one new door and four goose-neck lights.

Building #4

The fourth building, adjacent to Elm Street, will be enclosed with corrugated metal. This building will feature a large two paneled barn door painted Rockwood Red (SW 2802), and a new window located above the barn door.

Additional Site Improvements & Signage

The applicant is proposing to add two entryway features to this site. These entryway features consist of a wood timber gate with a hanging sign. The signage on these entrances and the signage on Building #1 will be brought forward to the Committee on a later date. The applicant is also proposing to remove the majority of the wood fence that is currently located on the site and replace it with an open style wrought iron fence with wood posts. The existing wood fence along Building #4 will remain. Fences are not subject to Old Town Design Review Committee approval.

Please refer to the attached material sheet and building elevations for the specific details and placements. Moving forward this project will require approved Old Town Development Plan, which are engineering plans reviewed and approved by staff.

RECOMMENDATION

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



**OLD TOWN DESIGN REVIEW
COMMITTEE
APPLICATION**



Owner/s (name): Gayle Johnson and Mike Johnson	
Company Name: Johnson Feed Company	
Mailing Address: 901 N. Mill Street Suite 201 Lewisville, Texas 75057	
Work #: 972-221-7646	Cell #: 817-789-7851
E-Mail: johnsonfeed78@gmail.com	
Owner Signature (Owner/s Must Sign or Submit Letter of Authorization): <i>Gayle Johnson</i> <i>Mike Johnson</i>	Date: 07-13-2020
Printed Name: Gayle Johnson and Mike Johnson	

Applicant/Tenant (name): Same as above	
Company Name:	
Mailing Address:	
Work #:	Cell #:
E-Mail:	
Applicant/Tenant Signature	Date:
Printed Name:	

Architect/Engineer (name): Mr. Bill Peck, Architect	
Company Name: William Peck and Associates, Inc.	
Mailing Address: 105 W. Main St. Lewisville, Texas 75057	
Work #: 972-221-1424 ext. 106	Cell #: 214-707-0304
E-Mail: bill@peckarchitects.com	
Architect/Engineer Signature	Date:
Printed Name: Bill Peck	

- 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

Old Town Design Review Committee
Letter of Design Approval

Johnson Feed Company
224 S. Charles Street
Lewisville, TX 75057

Johnson Feed Company is a family owned business that was established in 1978 by Gayle and Glenda Johnson. The business had humble beginnings, comprised of two portable buildings on acreage owned by Gayle and Glenda, and was only open part-time. The business captured their full-time attention when Gayle retired from the role of Captain for the Lewisville Fire Department in 1999. In 2007, Johnson Feed Company moved to its current location at 901 N. Mill Street and continued to expand its products and services to meet the needs of its customers. Sadly, Glenda passed away in 2008 and Gayle continued to run the business by himself until his son, Mike, joined him in 2015. Since its beginning, Johnson Feed Company has been deeply invested in the community and has strongly supported Lewisville ISD FFA. Our business has continued grow, and we are incredibly excited to expand and become a part of the Old Town Master Plan.

Although we will be a new business establishment in Old Town, we have worked with our Architect, Mr. Bill Peck, to design a space that looks as though it has evolved over time. Many people have fond, childhood memories of visiting a feed store or general store with their parents and grandparents, and we have been intentional about selecting design elements and finishes to remind people of those childhood experiences. In addition to being a welcoming space, we believe the design brings a uniqueness to Old Town while complementing other Old Town establishments, both new and historic. In addition to the inviting aesthetic of the buildings, the site plan has been designed to provide flexible spaces for outdoor activities such as farmer's markets and education classes. The fencing design for the property has been carefully selected to provide security while allowing visitors and residents of Old Town to visually interact with the property.

We greatly appreciate your time and consideration and truly look forward to the next phase of developing our concepts into Johnson Feed Company's new home in Old Town Lewisville.

Respectfully submitted by:
Gayle Johnson
Mike & Tommie Johnson

JOHNSON FEED COMPANY

224 S CHARLES ST, LEWISVILLE, TX 75057

1) EXISTING JAMES HARIDE LAP SIDING

- REPAIR AS NEEDED
- TO BE PAINTED
- COLOR: SW 7008, ALABASTER

2) NEW JAMES HARIDE LAP SIDING

- TO MATCH EXISTING IN STYLE
- TO BE PAINTED
- COLOR: SW 7008, ALABASTER

3) NEW JAMES HARIDE TRIM BOARD

- TO BE PAINTED
- COLOR: SW 7008, ALABASTER

4) NEW WOOD COLUMN

- TO BE PAINTED
- COLOR: SW 7008, ALABASTER

5) NEW AWNING, WOOD STRUCTURE WITH STANDING SEAM METAL ROOFING

- COLOR: GALVALUME

6) NEW STOREFRONT WINDOW

- COLOR: BLACK

7.1) NEW EXTERIOR LIGHT, TYPE #1

MANUF.: BASELITE

MODEL: V218/43/E18

ARM TO BE GALVANIZED, 36" LONG



7.2) NEW EXTERIOR LIGHT, TYPE #2
MANUF.: BASELITE
MODEL: V218/43/WM35



7.3) NEW EXTERIOR LIGHT, TYPE #3
MANUF.: BASELITE
MODEL: WS508B/49



8) NEW STOREFRONT DOOR
- COLOR: BLACK

9) NEW INSULATED METAL DOOR WITH HALF GLASS
- COLOR: BLACK

10) SIGN
- BY OTHERS, SUBJECT OF SEPARATE PERMIT

11) NEW WOOD BRACKET
- TO BE PAINTED
- COLOR: SW 7008, ALABASTER

12) EXISTING ROOF TO REMAIN
- REPAIR AS NEEDED

- 13) GUTTER & DOWNSPOUTS TO REMAIN
 - REPAIR AS NEEDED
 - TO BE PAINTED
 - COLOR: SW 7069, IRON ORE
- 14) EXISTING METAL PANEL TO REMAIN
 - REPAIR AS NEEDED
 - TO BE PAINTED
 - COLOR: SW 0077, CLASSIC FRENCH GRAY
- 15) NEW METAL PANEL TO MATCH EXISTING IN STYLE
 - TO BE PAINTED
 - COLOR: SW 0077, CLASSIC FRENCH GRAY
- 16) NEW WOOD BARN DOOR HEADER
 - TO BE PAINTED
 - COLOR: SW 7069, IRON ORE
- 17) NEW WOOD BARN DOOR
 - TO BE PAINTED
 - COLOR: SW 2802, ROOKWOOD RED
- 18) NEW METAL DOOR
 - COLOR: BLACK
- 19) NEW ROOF
 - TO MATCH EXISITNG IN STYLE AND COLOR
- 20) NEW METAL PANEL
 - RUSTED CORRUGATED PANEL
- 21) NEW WOOD BARN DOOR AND HEADER
 - PANEL AND COLOR TO MATCH CORRUGATED PANEL
- 22) NEW 6'-0" HT. WROUGHT IRON FENCE WITH WOOD POSTS
- 23) NEW TIMBER WOOD GATE WITH METAL SIGN BY OTHERS
- 24) EXISTING WOOD FENCE TO REMAIN
 - TO BE PAINTED
 - COLOR: SW 2802, ROOKWOOD RED

SW 7008

Alabaster

Interior / Exterior

Location Number: 255-C2

SW 2802

Rookwood Red

Interior / Exterior

SW 0077

Classic French Gray

Interior / Exterior

SW 7069

Iron Ore

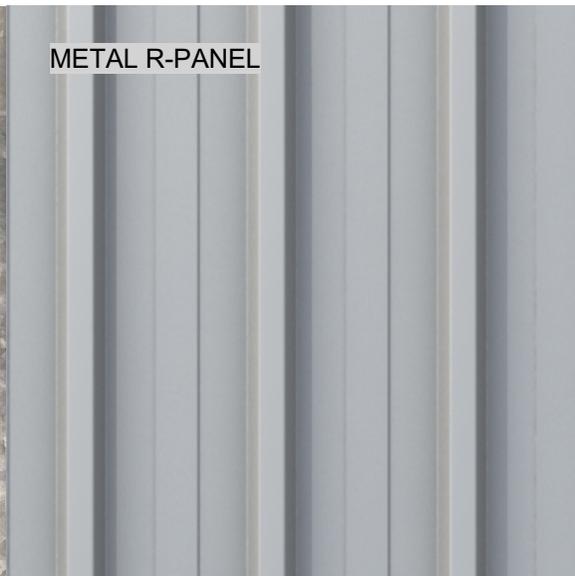
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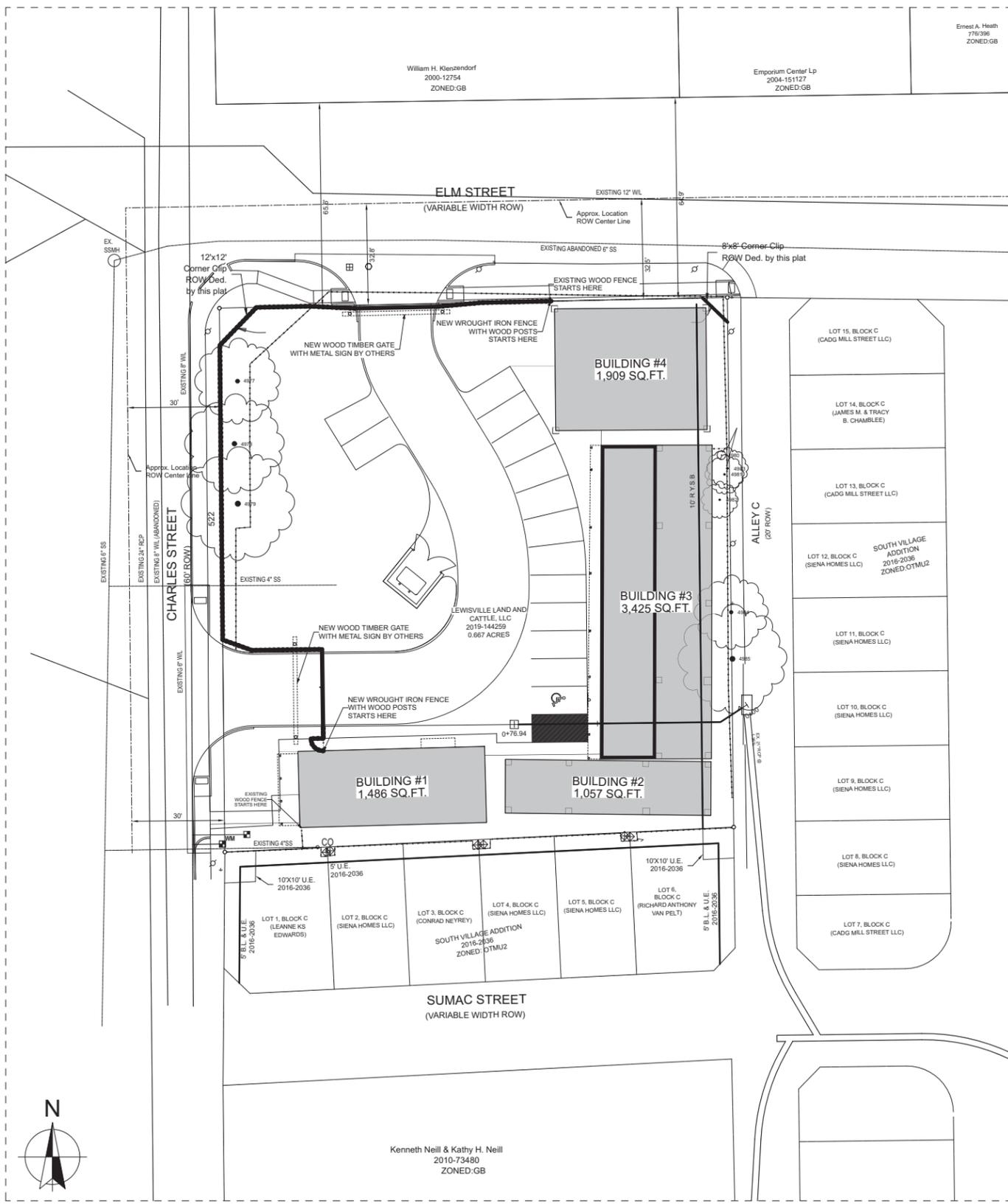
Location Number: 251-C7

RUSTED CORRUGATED PANEL



METAL R-PANEL





1 SITE PLAN
SCALE: 1" = 20'

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NO.	DATE	DESCRIPTION

ISSUE DATE:
2020-07-17 OTDRC

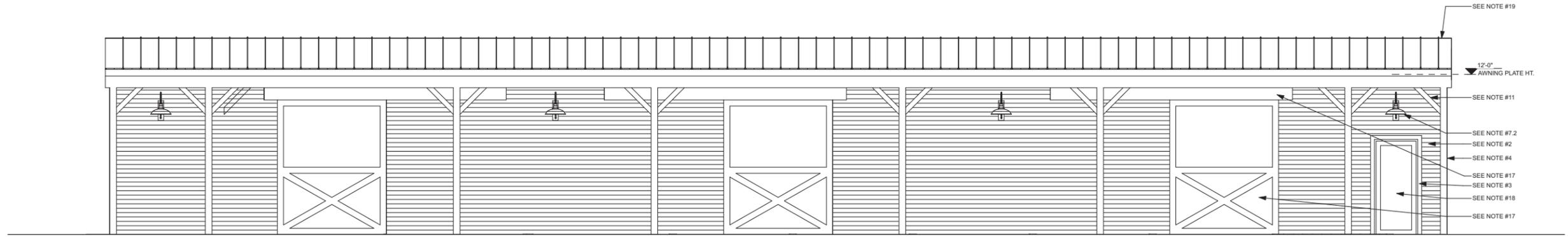
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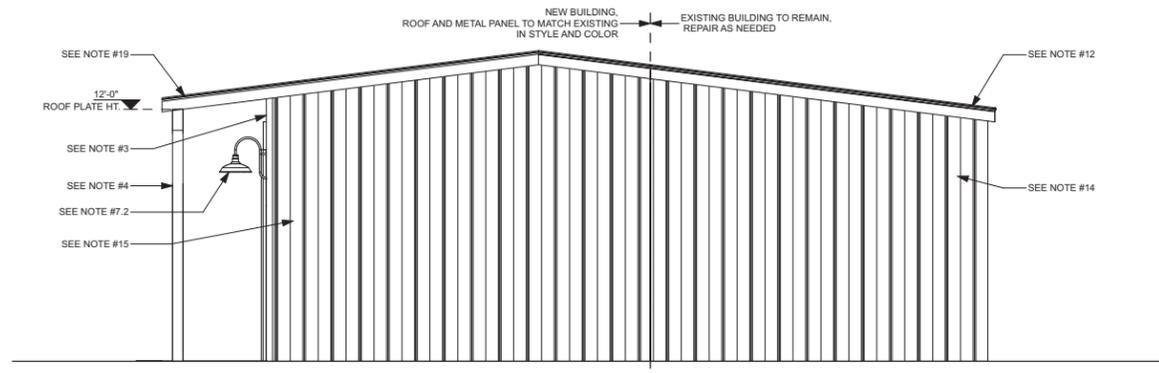
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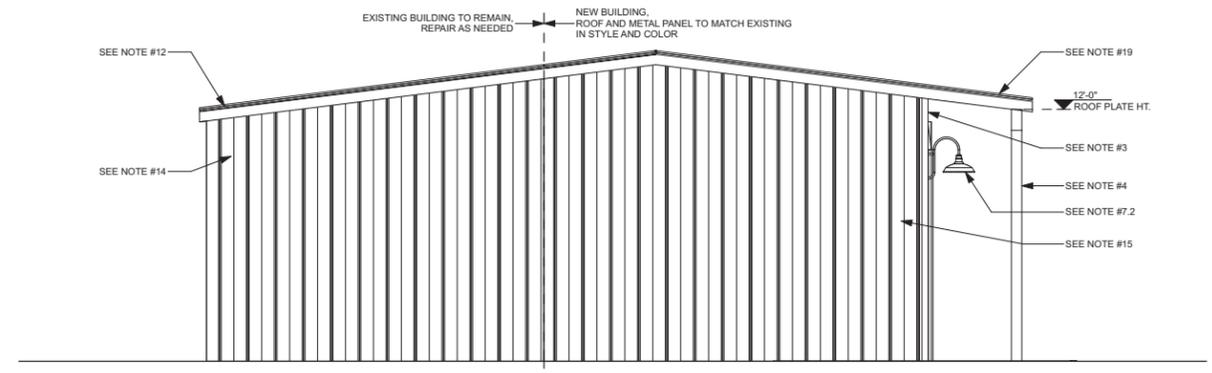
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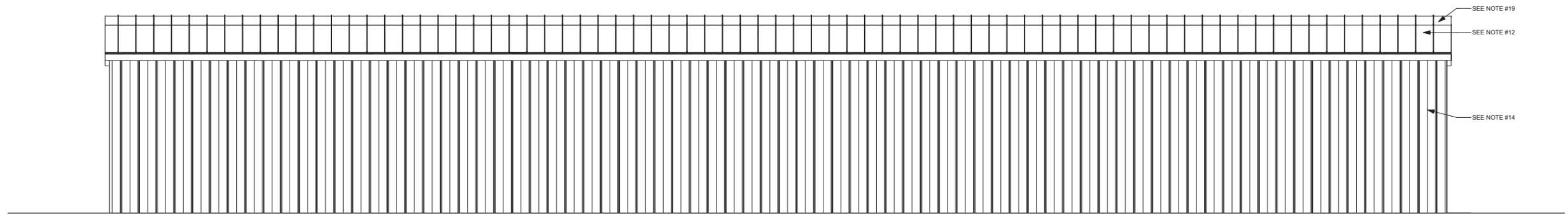
1 BUILDING #3 ELEVATION
SCALE: 1/4" = 1'-0"



4 BUILDING #3 ELEVATION
SCALE: 1/4" = 1'-0"



2 BUILDING #3 ELEVATION
SCALE: 1/4" = 1'-0"



3 BUILDING #3 ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:		
1) EXISTING JAMES HARDIE LAP SIDING - REPAIR AS NEEDED - TO BE PAINTED - COLOR : SW 7008, ALABASTER	8) NEW STOREFRONT DOOR - COLOR : BLACK	17) NEW WOOD BARN DOOR - TO BE PAINTED - COLOR : SW 2802, ROOKWOOD RED
2) NEW JAMES HARDIE LAP SIDING - TO MATCH EXISTING IN STYLE - TO BE PAINTED - COLOR : SW 7008, ALABASTER	9) NEW INSULATED METAL DOOR WITH HALF GLASS - COLOR : BLACK	18) NEW METAL DOOR - COLOR : BLACK
3) NEW JAMES HARDIE TRIM BOARD - TO BE PAINTED - COLOR : SW 7008, ALABASTER	10) SIGN - BY OTHERS	19) NEW ROOF - TO MATCH EXISTING IN STYLE AND COLOR
4) NEW WOOD COLUMN - TO BE PAINTED - COLOR : SW 7008, ALABASTER	11) NEW WOOD BRACKET - TO BE PAINTED - COLOR : SW 7008, ALABASTER	20) NEW METAL PANEL - RUSTED CORRUGATED PANEL
5) NEW AWNING, WOOD STRUCTURE WITH STANDING SEAM METAL ROOFING - COLOR : GALVALUME	12) EXISTING METAL ROOF TO REMAIN - REPAIR AS NEEDED	21) NEW WOOD BARN DOOR AND WOOD HEADER - PANEL AND COLOR TO MATCH CORRUGATED PANEL
6) NEW STOREFRONT WINDOW - COLOR : BLACK	13) GUTTER & DOWNSPOUTS TO REMAIN - REPAIR AS NEEDED - TO BE PAINTED - COLOR : SW 7069, IRON ORE	
7.1) NEW EXTERIOR LIGHT, TYPE #1 MANUF.: BASELITE MODEL:V218/43/E18 ARM TO BE GALVANIZED, 36" LONG	14) EXISTING METAL PANEL TO REMAIN - REPAIR AS NEEDED - TO BE PAINTED - COLOR : SW 0077, CLASSIC FRENCH GRAY	
7.2) NEW EXTERIOR LIGHT, TYPE #2 MANUF.: BASELITE MODEL:V218/43/WM35	15) NEW METAL PANEL TO MATCH EXISTING IN STYLE - TO BE PAINTED - COLOR : SW 0077, CLASSIC FRENCH GRAY	
7.3) NEW EXTERIOR LIGHT, TYPE #3 MANUF.: BASELITE MODEL:WS508B/49	16) NEW WOOD BARN DOOR HEADER - TO BE PAINTED - COLOR : SW 7069, IRON ORE	

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ISSUE DATE:
2020-07-17 OTDRC

Scale: REF. PLAN

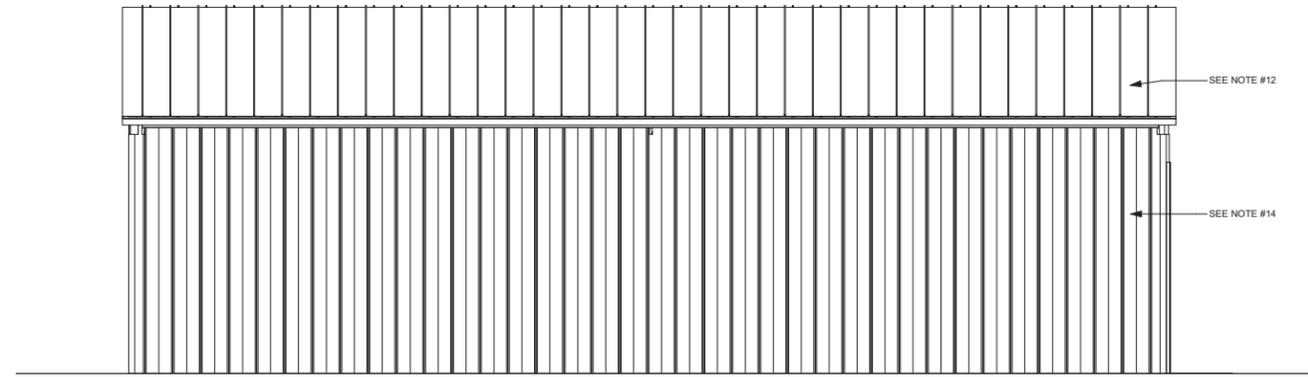
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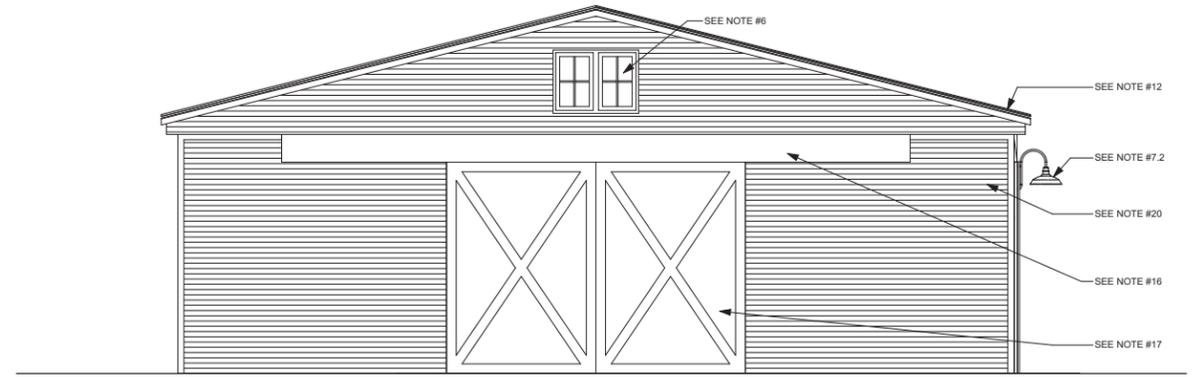
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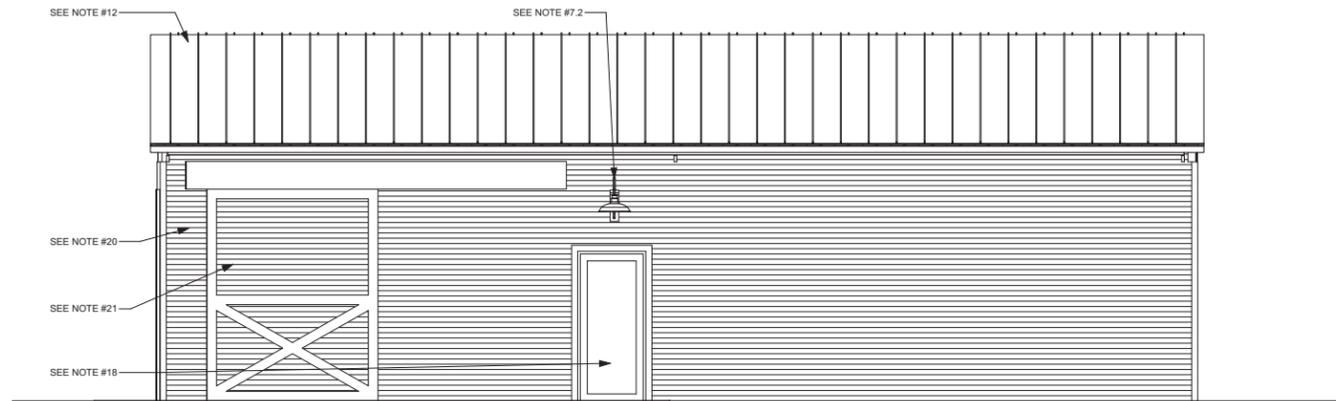
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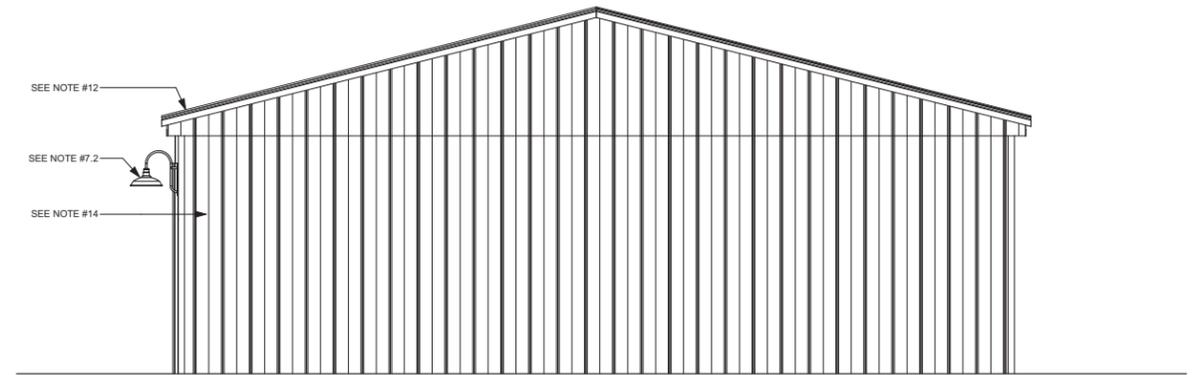
2 BUILDING #4 ELEVATION
SCALE: 1/4" = 1'-0"



1 BUILDING #4 ELEVATION
SCALE: 1/4" = 1'-0"



4 BUILDING #4 ELEVATION
SCALE: 1/4" = 1'-0"



3 BUILDING #4 ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

<p>1) EXISTING JAMES HARDIE LAP SIDING - REPAIR AS NEEDED - TO BE PAINTED - COLOR : SW 7008, ALABASTER</p> <p>2) NEW JAMES HARDIE LAP SIDING - TO MATCH EXISTING IN STYLE - TO BE PAINTED - COLOR : SW 7008, ALABASTER</p> <p>3) NEW JAMES HARDIE TRIM BOARD - TO BE PAINTED - COLOR : SW 7008, ALABASTER</p> <p>4) NEW WOOD COLUMN - TO BE PAINTED - COLOR : SW 7008, ALABASTER</p> <p>5) NEW AWNING, WOOD STRUCTURE WITH STANDING SEAM METAL ROOFING - COLOR : GALVALUME</p> <p>6) NEW STOREFRONT WINDOW - COLOR : BLACK</p> <p>7.1) NEW EXTERIOR LIGHT, TYPE #1 MANUF.: BASELITE MODEL:V218/43/E18 ARM TO BE GALVANIZED, 36" LONG</p> <p>7.2) NEW EXTERIOR LIGHT, TYPE #2 MANUF.: BASELITE MODEL:V218/43/M35</p> <p>7.3) NEW EXTERIOR LIGHT, TYPE #3 MANUF.: BASELITE MODEL:WS508B/49</p>	<p>8) NEW STOREFRONT DOOR - COLOR : BLACK</p> <p>9) NEW INSULATED METAL DOOR WITH HALF GLASS - COLOR : BLACK</p> <p>10) SIGN - BY OTHERS</p> <p>11) NEW WOOD BRACKET - TO BE PAINTED - COLOR : SW 7008, ALABASTER</p> <p>12) EXISTING METAL ROOF TO REMAIN - REPAIR AS NEEDED</p> <p>13) GUTTER & DOWNSPOUTS TO REMAIN - REPAIR AS NEEDED - TO BE PAINTED - COLOR : SW 7069, IRON ORE</p> <p>14) EXISTING METAL PANEL TO REMAIN - REPAIR AS NEEDED - TO BE PAINTED - COLOR : SW 0077, CLASSIC FRENCH GRAY</p> <p>15) NEW METAL PANEL TO MATCH EXISTING IN STYLE - TO BE PAINTED - COLOR : SW 0077, CLASSIC FRENCH GRAY</p> <p>16) NEW WOOD BARN DOOR HEADER - TO BE PAINTED - COLOR : SW 7069, IRON ORE</p>	<p>17) NEW WOOD BARN DOOR - TO BE PAINTED - COLOR : SW 2802, ROOKWOOD RED</p> <p>18) NEW METAL DOOR - COLOR : BLACK</p> <p>19) NEW ROOF - TO MATCH EXISTING IN STYLE AND COLOR</p> <p>20) NEW METAL PANEL - RUSTED CORRUGATED PANEL</p> <p>21) NEW WOOD BARN DOOR AND WOOD HEADER - PANEL AND COLOR TO MATCH CORRUGATED PANEL</p>
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 Scale: REF. PLAN
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 Job: 20-117-001
 Sheet Number:
A-204

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JOHNSON FEED COMPANY

DATE : 2020-07-17

224 S CHARLES ST LEWISVILLE, TX 75057

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