



151 W. Church Street  
Lewisville, TX 75057

## A G E N D A

### OLD TOWN DESIGN REVIEW COMMITTEE MONDAY, OCTOBER 12, 2020

#### ZOOM MEETING WILL BE HELD LINKS FOR THE MEETING LOCATED BELOW

#### REGULAR SESSION MEETING – 4:00 P.M.

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The Old Town Design Review Committee meeting scheduled for Monday, October 12th, 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/95809885278> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Meeting ID: 958 0988 5278. 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 972.219.3455 or e-mail [planning@cityoflewisville.com](mailto: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](mailto: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. Introduction of New Committee Member.**
- 3. Approve the Minutes From September 14, 2020.**
- 4. Consideration of a Letter of Design Approval for a Single Tenant Wall Sign for Prairie House, Located at 119 East Main Street, as requested by James Murray, of Hard Sun 100, the Property Owner.**
- 5. 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  
September 14, 2020**

**Item 1:**

The Old Town Design Review Committee was called to order at 4:00 p.m. with the following members present: Amanda Ferguson (Teleconference), Randy Tetzlaff (Teleconference); Jack Tidwell (Teleconference), and Heather Cicirello (Teleconference).

Staff present: Michele Berry, Planning Manager (Teleconference).

The order of items on the agenda was rearranged as follows:

**Item 3:**

The second item on the agenda was the approval of the minutes from the July 27, 2020 meeting. *A motion was made by Jack Tidwell and seconded by Randy Tetzlaff to approve the minutes as presented. The motion passed unanimously (4-0).*

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**Item 4:**

The third item on the agenda was Consideration of a Letter of Design Approval for Two Single Tenant Wall Signs for Lone Star Auto, Located at 536 South Mill Street, as Requested by Bill Gravitt, of Gallery Custom Signs, the Applicant.

Staff gave a brief overview of the proposed single tenant wall signs and recommended approval as presented. The applicant and property owner were 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 (4-0).*

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**Item 6:**

The fourth item on the agenda was Consideration of a Letter of Design Approval for a Mural for The Mill Street House, Located at 322 North Mill Street, as Requested by Zach Moore of Z&M Properties, the Applicant.

Staff gave a brief overview of the proposed single tenant wall signs and recommended approval as presented. The applicant and property owner were present via Teleconference and available for questions. *A motion was made by Heather Cicirello and seconded by Jack Tidwell to approve the item as presented. The motion passed unanimously (4-0).*

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**Item 5:**

The fifth item on the agenda was Consideration of a Letter of Design Approval for the Internal Sign Illumination of Two Existing Signs, Located at 400 West Main Street, as Requested by Doug Oppenheimer of Prototype:IT, the Applicant.

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**Minutes - Old Town Design Review Committee**  
**September 14, 2020**

Staff gave a brief overview of the proposed exterior building modifications and recommended approval as presented. The applicant and property owner were present via Teleconference and available for questions. Discussion was held regarding the proposed internal illumination of the two existing signs. A motion was made by Jack Tidwell and seconded by Randy Tetzlaff to approve the item with the following modification: to allow two internally illuminated signs with the condition that the lights do not create glare or undue brightness. The motion passed unanimously (4-0).

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**Item 2:**

The sixth item on the agenda was Selection of Chair and Vice-Chair. A motion was made by Randy Tetzlaff and seconded by Heather Cicirello to nominate Jack Tidwell as Chairman. The motion passed unanimously (4-0). A motion was made by Randy Tetzlaff and seconded by Heather Cicirello to nominate Amanda Ferguson as Vice-Chair. The motion passed unanimously (4-0).

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There being no other items to discuss, the meeting was adjourned at 4:39 p.m.

Respectfully submitted,

Approved,

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Michele Berry, Planning Manager

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Jack Tidwell, Chairman

## STAFF REPORT

**TO:** Old Town Design Review Committee

**FROM:** Jon Beckham, Senior Planner

**MEETING**

**DATE:** October 12, 2020

**SUBJECT: Consideration of a Letter of Design Approval for a Single Tenant Wall Sign for Prairie House, Located at 119 East Main Street, as requested by James Murray, of Hard Sun 100, the Property Owner.**

### **BACKGROUND**

Jim Murray, the owner of J2 Steakhouse, is proposing to convert J2 Steakhouse into a different restaurant concept, Prairie House. He is seeking approve for the new restaurant's wall sign.

### **ANALYSIS**

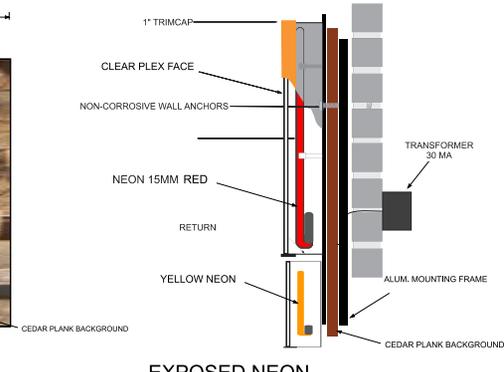
#### *Single Tenant Wall Signs*

The applicant is proposing a large wall sign which will replace the "J2 Steakhouse" sign located on the southern façade of the building along East Main Street. The sign features a wood background with the words "Prairie House Restaurant" displayed in neon lighting. Black silhouettes of western iconography are also included in the design. Please refer to the exhibit for detail. The sign has an area of 122 square feet, which exceeds the 50 square foot maximum allowed in the Old Town Sign Code. The Old Town Committee has the authority to approve modifications to the allowed area of the sign. As this sign is replacing a sign which was previously granted a modification to allow an area of 103.3 square feet, Staff has no objection to this new modification.

The design of the signs meets the Guidelines for Signage in Old Town which recommends detailed edges, variety of design and creativity. The signs meet all other Old Town requirements regarding placement, materials, and lighting.

### **RECOMMENDATION**

Staff recommends that the Old Town Design Review Committee approve a letter of design approval for the proposed single-tenant wall sign with a modification to the allowed area as presented.



NEON Lighted Channel letters on contour-cut alum. outline black backer  
w/ Lighted Capsule sign

EXPOSED NEON  
CHANNEL LETTER

A large sign for 'Prairie House Restaurant' is mounted on a brick wall. The sign features the words 'PRAIRIE HOUSE' in a large, red, stylized font with a black outline. Below this, the word 'RESTAURANT' is written in a smaller, black, sans-serif font inside a yellow-bordered black box. The sign is flanked by two black silhouettes: a cowboy on a horse on the left and a longhorn on the right. A decorative flourish is centered between the two silhouettes.

**PRAIRIE HOUSE**  
**RESTAURANT**



# Illustrative Examples



*Existing Prairie House sign with similar lighting*



*Neon Lighting as seen in its housing*