

A G E N D A

OLD TOWN DESIGN REVIEW COMMITTEE SEPTEMBER 26, 2016

**LEWISVILLE CITY HALL
COMMUNITY DEVELOPMENT CONFERENCE ROOM
2ND FLOOR
151 WEST CHURCH STREET
LEWISVILLE, TEXAS**

REGULAR MEETING – 4:00 P.M.

- 1. Call to Order and Announce That a Quorum is Present.**
- 2. Approve the Minutes From September 12, 2016.**
- 3. Consideration of a Letter of Design Approval for a New Monument Sign for Model Lashes & More Studio, located at 449 W. Main Street as Requested by Marisol Guess, the Business Owner.**
- 4. Consideration of a Letter of Design Approval for a New Shed for Chasin Tail BBQ, Located at 136 W. Main Street, as Requested by Jon Sanders, on behalf of the Chasin Tail BBQ, the tenant.**
- 5. Consideration of a Letter of Design Approval for exterior building design for a new residence located at 211 N. Hatcher Street, as requested by Bill Peck, on behalf of Daniel Tsakonas, the property owner.**
- 6. Consideration of a Letter of Design Approval for Exterior Building Design for Stokes Law Office located at 132 W. Main Street, as requested by Bill Peck, on behalf of Kellie Stokes of JK Mustang Properties, LLC., the property owner.**
- 7. 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 12, 2016**

Item 1:

Chairperson Amanda Ferguson called the Old Town Design Review Committee to order at 4:03 p.m. with the following members present: Amanda Ferguson, Sharon Ellis, Casey Dunn, Doug Killough, Andrea Fowler (Arrived at item 4) and Advising Architect Bill Peck.

Staff present: Richard Luedke, Planning Manager; George Babineaux, Assistant Building and June Sin, Planner.

Item 2:

The second item on the agenda was the approval of the minutes from the August 22, 2016 meeting. A motion was made by Casey Dunn and seconded by Sharon Ellis to approve the minutes. The motion passed unanimously (4-0).

Item 3:

The next item on the agenda was consideration of a Letter of Design Approval for a new projecting sign and temporary banner sign for the Perc Coffeehouse, located at 115 W. Main Street as requested by Tammy Taylor, the sign contractor.

Staff gave a brief presentation indicating that the applicant plans to add a new projecting sign over the storefront and want to put up a temporary banner sign prior to installation of the projecting sign. Projecting sign will be a neon sign with a metal casing. Red, yellow and green neon tubes will be used to delineate a coffee pot and the business name.

A motion was made by Sharon Ellis and seconded by Doug Killough to approve the new projecting sign and temporary banner sign as presented. The motion passed unanimously (4-0).

Member Andrea Fowler arrived at this point of meeting (4:10 p.m.)

Item 4:

The next item on the agenda was consideration of a Letter of Design Approval for a new wall sign for Mill Street Tire, located at 102 N. Mill Street; as requested by Tony Rasmussen, the business owner.

Staff gave a brief presentation indicating that the applicant plans to add a new wall sign over a work bay door facing Mill Street. Proposed sign is a metal sign with a digitally printed surface. The sign will have a grey background and a tire with two checkered flags on each side. It will feature the business name "Mill Street Tire" in a cursive font with black with yellow outline over

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September 12, 2016

a red background. Above the logo, the words “NEW & USED” and “FLATS FIXED” will be written in a serif font with white and black border.

Members recommended that shape of the sign to follow along the logo and to relocate two words “NEW & USED” and “FLATS FIXED” to the lower part of the sign.

A motion was made by Doug Killough and seconded by Andrea Fowler to table the item and to forward the recommendations discussed to the applicant. The motion passed unanimously (5-0).

Item 5:

The next item on the agenda was consideration of a Letter of Design Approval for a new monument sign for Lynn Square professional office park, located at 118 Lynn Avenue as requested by Jack Edwards, the sign contractor.

Staff gave a brief presentation indicating that the applicant plans to build a new multi-tenant monument sign. The monument sign will be made of brick and capstone to match the existing building. Members expressed that the sign meets the design intent but each individual tenant sign will need to come back for an approval for its design and arrangement.

A motion was made by Casey Dunn and seconded by Sharon Ellis to approve the new monument sign as presented with a condition that the individual tenant sign design and arrangement be subject to the ORDRC review. The motion passed unanimously (5-0).

Item 6:

The next item on the agenda was consideration of a Letter of Design Approval for exterior building design for J2 Steakhouse, located at 119 E. Main Street, as requested by Bill Peck, on behalf of Jim Murray, the property owner.

Staff gave a brief presentation indicating that the applicant plans to remodel the former Lewisville Feed Mill into a new restaurant building. The existing brick building will remain with a few modifications. New kitchen and service area will be added to the rear of the existing metal building on the west side. The new expansion will be finished with stucco and painted with La Fonda Terry Cotta (7003-7C). Existing silos will be reused as an entry feature and parking covers/outside seating covers. Two murals are proposed as a part of building design which will be subjected to review at a later date.

A motion was made by Sharon Ellis and seconded by Doug Killough to approve the exterior building design as presented. The motion passed unanimously (5-0).

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Minutes - Old Town Design Review Committee
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There being no other items to discuss, the meeting was adjourned at 4:45 p.m.

Respectfully submitted,

Approved,

Richard E. Luedke, Planning Manager

Amanda Ferguson, Chairperson

STAFF REPORT

TO: Old Town Design Review Committee

FROM: June Sin, Planner

DATE: September 26, 2016

SUBJECT: **Consideration of a Letter of Design Approval for a New Monument Sign for Model Lashes & More Studio, located at 449 W. Main Street as Requested by Marisol Guess, the Business Owner.**

BACKGROUND

The property is located at the northwest corner of W. Main Street and Edna Street. The property has been used by various offices uses including insurance office. The applicant is proposing to add a new signage on the existing steel pole.

ANALYSIS

Low Profile Monument Sign

The proposed sign will be a double sided sign, approximately 23 square feet (8'x3'). The sign will be painted directly to the weather proof wood. The four edges of the sign will be wrapped with metal channel then secured to the existing tubular steel pole.

On one side the sign will depict the business name "Model Lashes & More Studio" in black letters. The letters will be painted in a serif font in a calligraphy style letters. On each side, graphics featuring lavender flower and green stems and a small heart will be added for decoration.

RECOMMENDATION

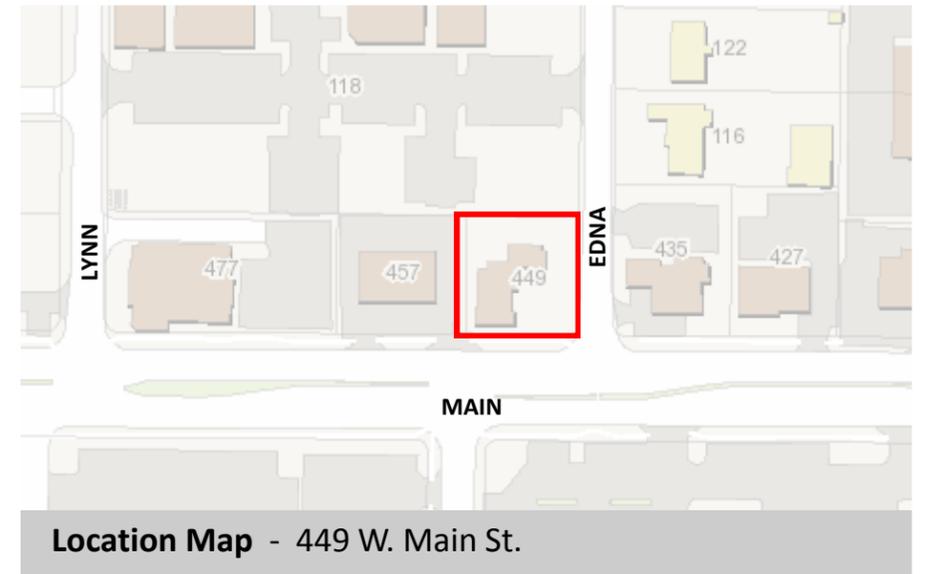
Staff recommends that the Old Town Design Review Committee consider a letter of design approval for the new monument sign with a condition that the sign be manufactured and installed by a licensed sign contractor, to be listed on the application.

92"



Sign Photo by the Applicant

36"



Location Map - 449 W. Main St.



Sketch by Applicant



Photo by Applicant

STAFF REPORT

TO: Old Town Design Review Committee

FROM: June Sin, Planner

DATE: September 26, 2016

SUBJECT: **Consideration of a Letter of Design Approval for a New Shed for Chasin Tails BBQ, Located at 136 W. Main Street, as Requested by Jon Sanders, on behalf of the Chasin Tail BBQ, the tenant.**

BACKGROUND

In 2016, Chasin Tail BBQ opened its Lewisville Location at 136 W. Main Street. The business owner desires to build a new shed to house a smoker.

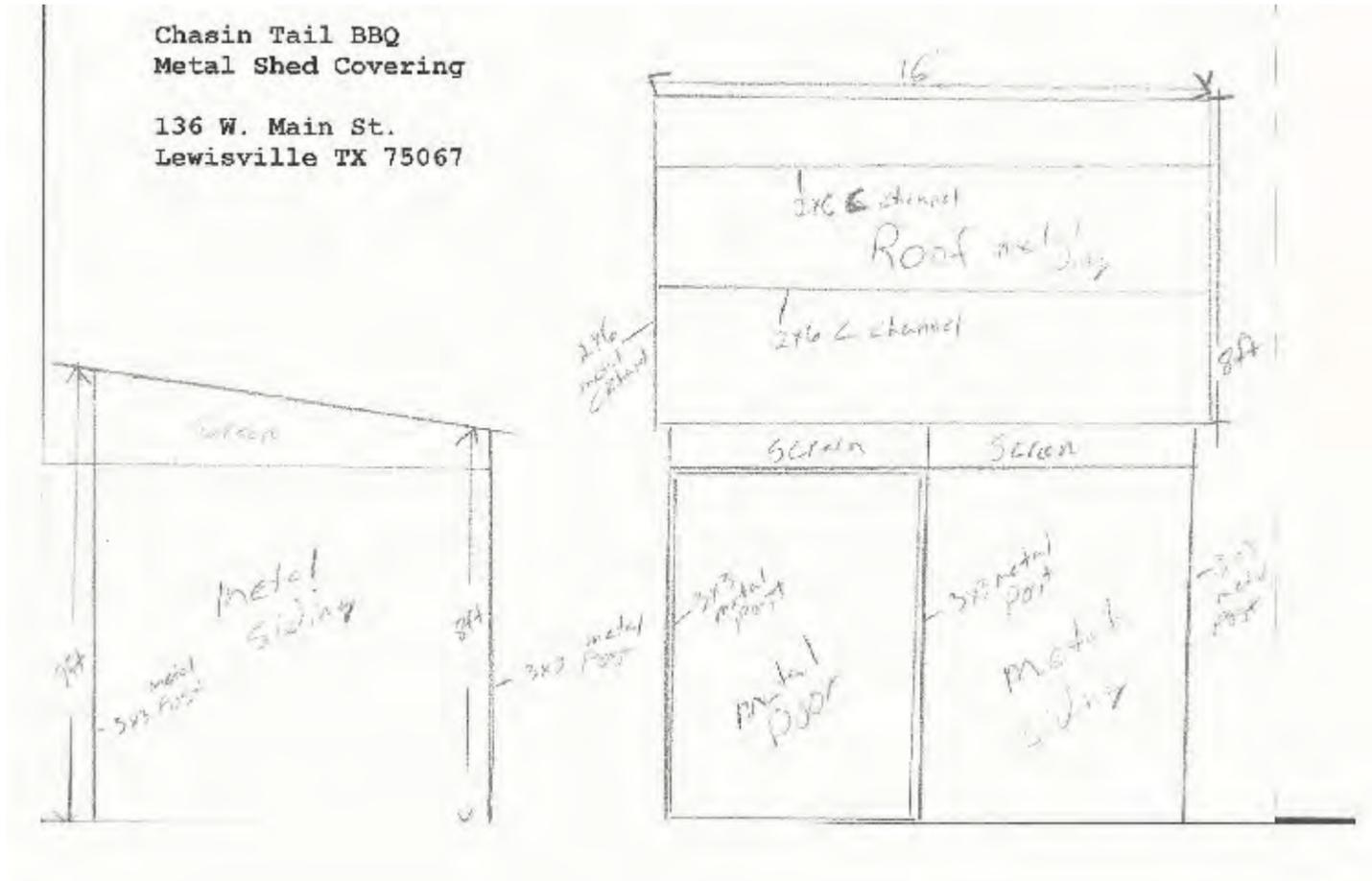
ANALYSIS

Shed

The new shed will measure approximately 128 square feet, (8'x16'). It will be finished with corrugated metal siding coated with red acrylic similar to Jekyll Club Cherokee Rust (Valspar 2011-7). The sloped metal roof will be made of the same metal and will be supported on 3x3 metal posts. The highest point will be approximate nine feet from the ground, and the lower part will be about eight feet high. Metal siding will be on four sides of the shed. On the front, the left side of the metal siding will be on a hinge to function as a door.

RECOMMENDATION

Staff recommends that the Old Town Design Review Committee consider a letter of design approval for the proposed shed.



Drawing by Contractor

Material / Color Sample



Montpelier Red Velvet
Valspar (1009-6)



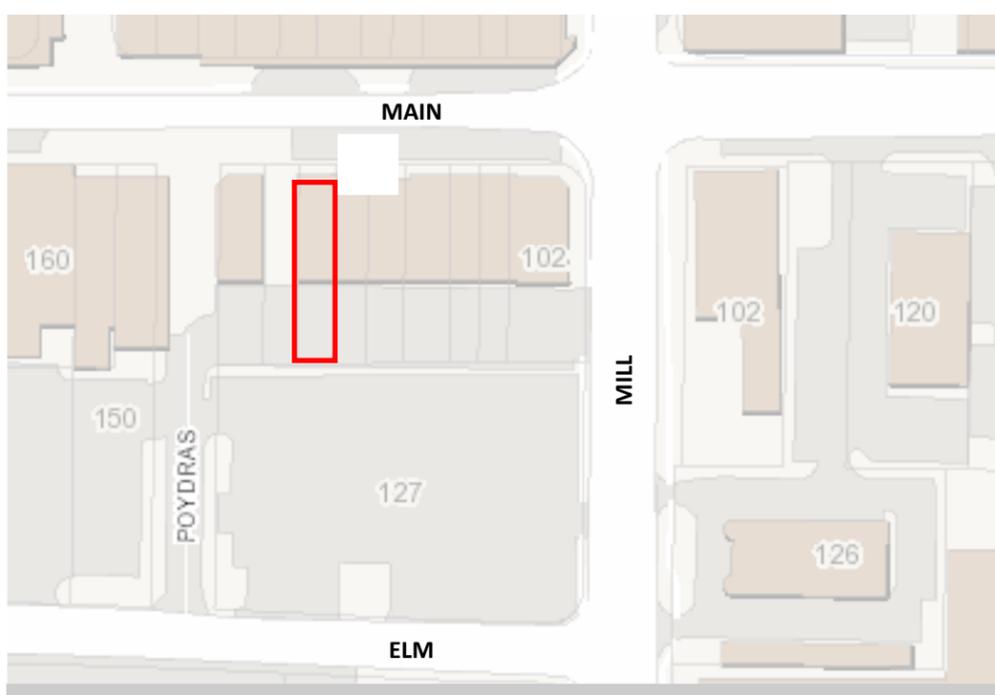
Corrugated Metal



Screen



Street View



Location Map - 136 W. Main St.

STAFF REPORT

TO: Old Town Design Review Committee

FROM: June Sin, Planner

MEETING

DATE: September 26, 2016

SUBJECT: **Consideration of a Letter of Design Approval for exterior building design for a new residence located at 211 N. Hatcher Street, as requested by Bill Peck, on behalf of Daniel Tsakonas, the property owner.**

BACKGROUND

The property is located on the west side of North Hatcher St. between Main St. and West Walters St. The property owners demolished the previous residence built in the 1950's, to build a new residence.

ANALYSIS

Exterior Building Design

The applicant is proposing to build a two-story house, approximately 2,984 square feet and 35 feet high at its highest point. To the south of the house is a three-car garage with an extra floor space on the second story. The building will be a wood frame construction with hardie board siding. The lower portion of the house will be wrapped with a brick veneer. The house will contain a metal roof. Metal awnings supported by wood frames will be installed over the windows.

At the front of the house, a porch with brick flooring and metal roof will wrap around the corner and connect to a patio (lanai) to the north.

Paint Colors and Materials

The hardie board siding will be painted white with either Woodlawn Bedroom White (Valspar 6004-1A) or Woodlawn Whitewash (Valspar 6008-1A) from the National Trust for Historic Preservation colors. The brick will be a sand color close to ACME Pewter Grey brick.

RECOMMENDATION

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

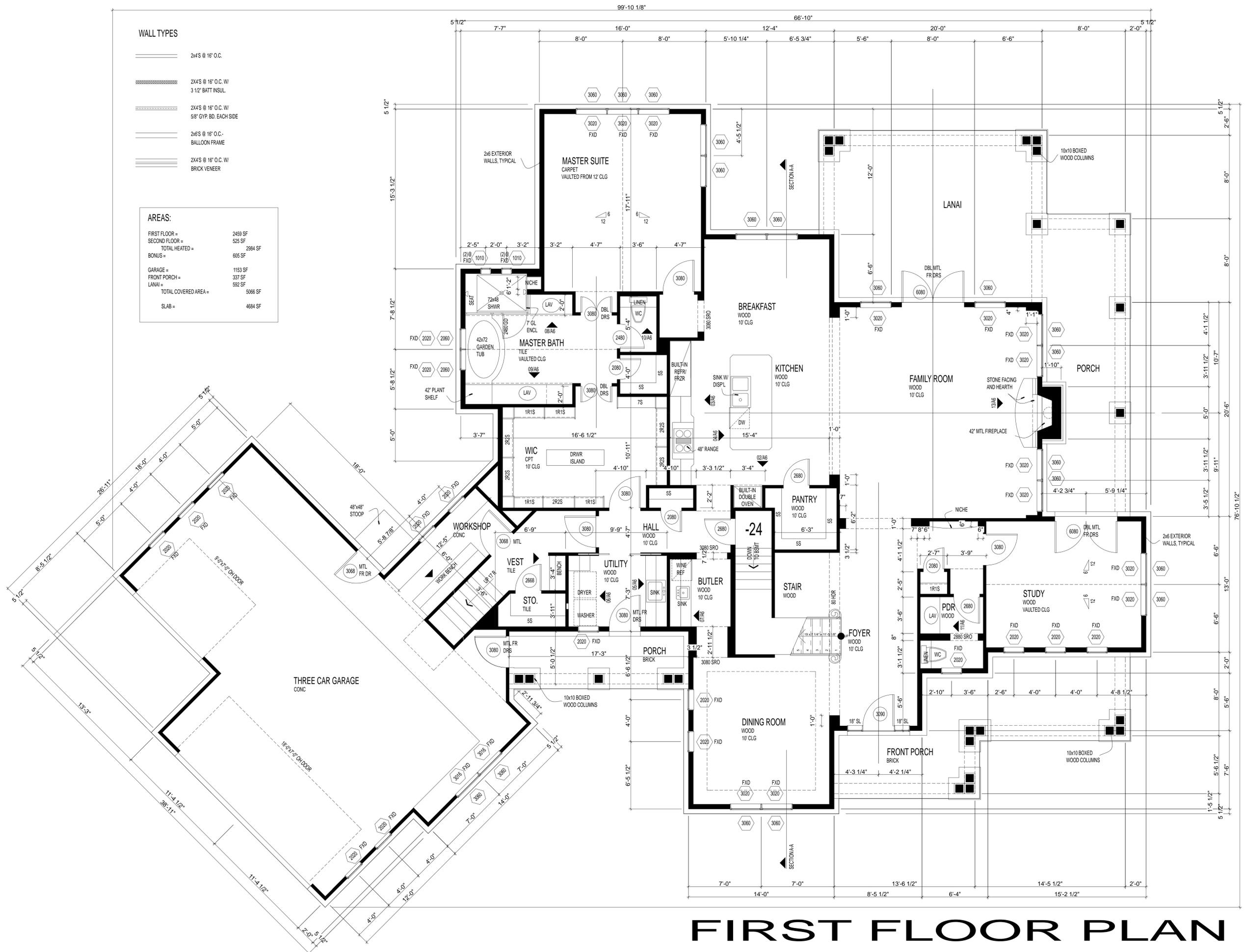


WALL TYPES

- 2x4S @ 16' O.C.
-  2x4S @ 16' O.C. W/ 3 1/2" BATT INSUL.
-  2x4S @ 16' O.C. W/ 5 8" GYP. BD. EACH SIDE
- 2x6S @ 16' O.C. - BALLOON FRAME
- 2x4S @ 16' O.C. W/ BRICK VENEER

AREAS:

FIRST FLOOR =	2499 SF
SECOND FLOOR =	525 SF
TOTAL HEATED =	2884 SF
BONUS =	605 SF
GARAGE =	1153 SF
FRONT PORCH =	337 SF
LANAI =	592 SF
TOTAL COVERED AREA =	5066 SF
SLAB =	4684 SF



FIRST FLOOR PLAN

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THE CRYSTAL FALLS

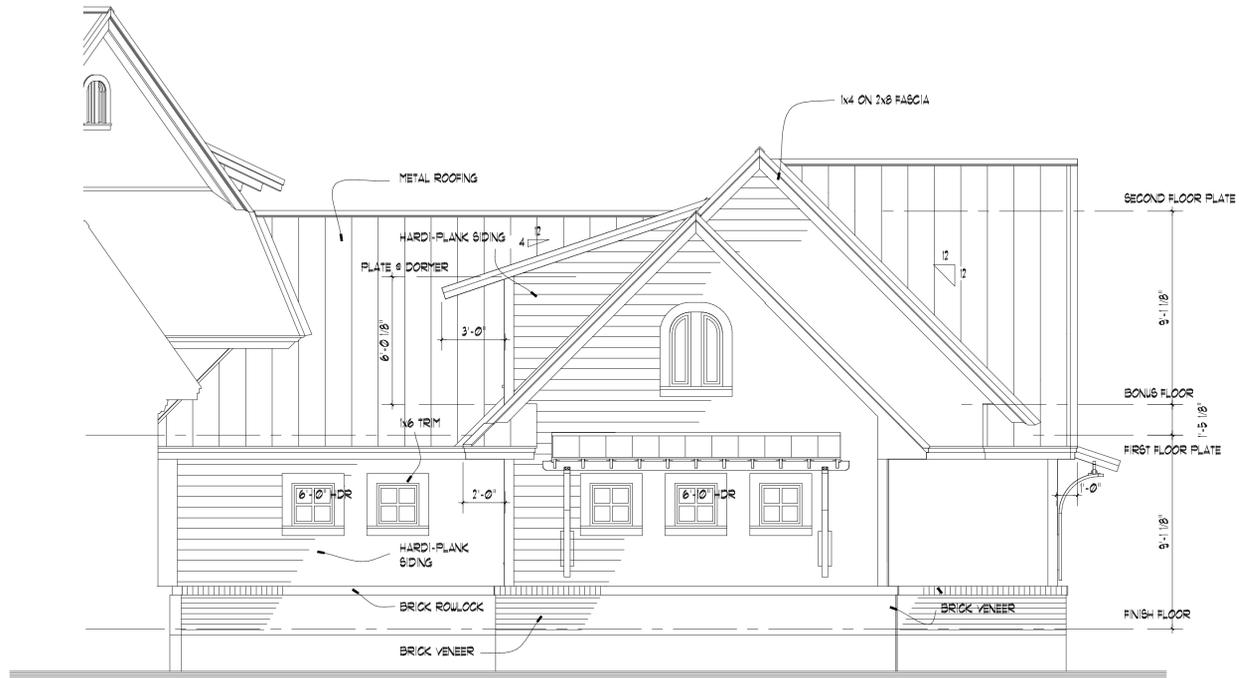
WILLIAM PECK & ASSOCIATES INC.
ARCHITECTS
Lewisville, TX 972.221.1424

REVISIONS

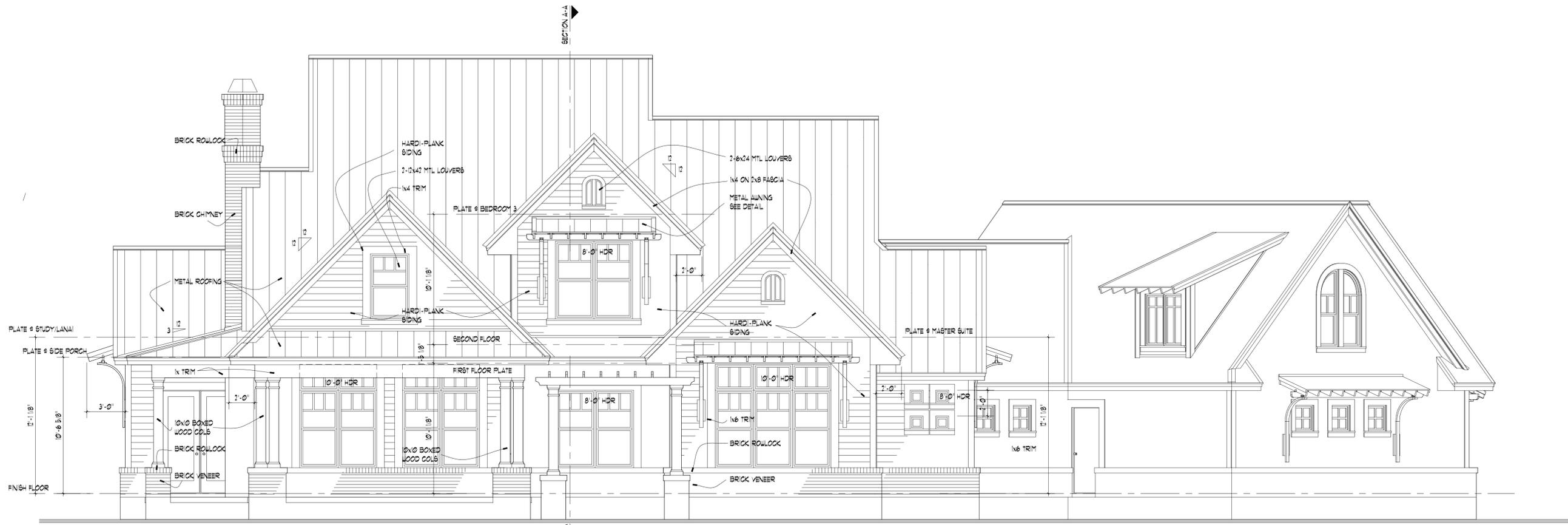
DATE
ISSUE DATE

Scale: REF. PLAN
Drawn: J.J.J.
Job: ???????
Sheet Number: A-101
SHEET 6 OF 28

BUSINESS ADDRESS



GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

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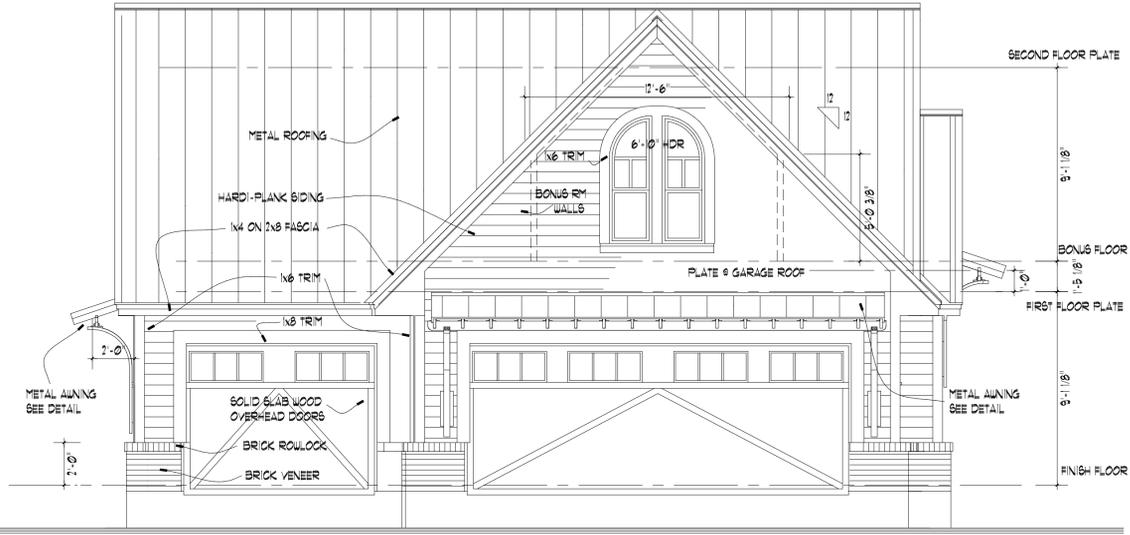
THE CRYSTAL FALLS
BUSINESS ADDRESS

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ARCHITECTS
Lewisville, Tx
972) 221-1424

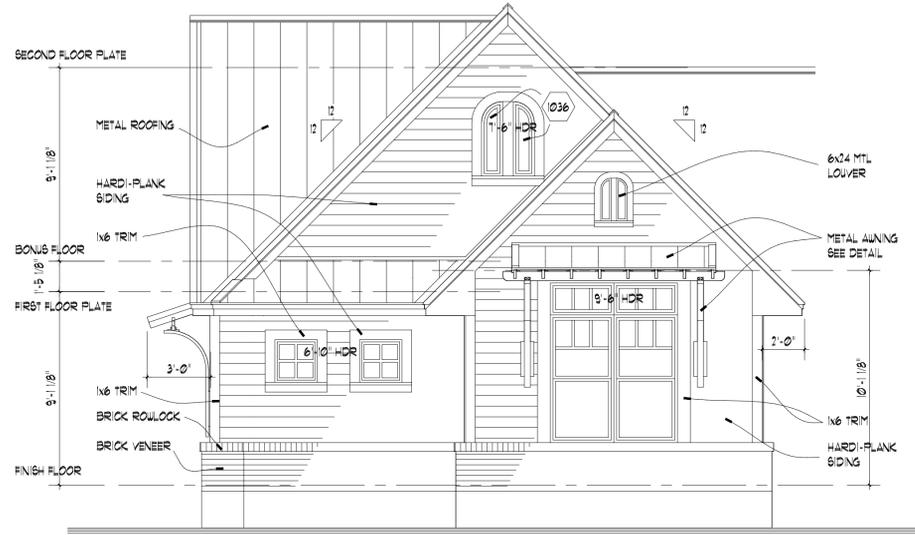
REAR ELEVATIONS	
REVISIONS	DATE

Scale:	REF. PLAN
Drawn:	???
Job:	???????
Sheet Number:	A-202
SHEET 12	OF 28

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GARAGE LEFT ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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THE CRYSTAL FALLS

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ARCHITECTS
Lewisville, Tx 972) 221-1424

BUSINESS ADDRESS

REVISIONS
DATE

ISSUE DATE:

Scale: **REF. PLAN**
 Drawn: **???**
 Job: **???????**

Sheet Number:
A-201

STAFF REPORT

TO: Old Town Design Review Committee

FROM: June Sin, Planner

MEETING

DATE: September 26, 2016

SUBJECT: **Consideration of a Letter of Design Approval for Exterior Building Design for Stokes Law Office located at 132 W. Main Street, as requested by Bill Peck, on behalf of Kellie Stokes of JK Mustang Properties, LLC., the property owner.**

BACKGROUND

The existing building is located on the south side of W. Main Street, approximately 150 feet west of S. Mill Street. It is currently occupied by the Stokes Law Office. The applicant plans to build an addition to the rear of the building.

ANALYSIS

Exterior Building Design

The applicant is proposing a new addition which will extend from the south side of the existing structure. The proposed structure is a two-story brick building, which measures about twenty three feet wide and 21 feet deep. The combined areas on both levels will be approximately 943 square feet. The proposal includes five office spaces. The first floor addition will have two office spaces and the second floor addition will have three additional offices.

Brick Veneer & Other Materials

Exterior walls will be ACME brick Tulsa Plant - Garnet topped with tan cast stone caps. Windows are Integrity by Marvin Wood Ultrex which will be a bronze color. The front door on the addition will be a Therma Tru Fiber Classic Mahogany door.

Old Town Development Plan

Prior to construction, the applicant will need to complete a Old Town Development Plan and final plat for this proposal.

RECOMMENDATION

Staff recommends that the Old Town Design Review Committee consider a letter of design approval for the proposed exterior building design as presented, contingent upon the approval of a final plat and Old Town Development Plan.

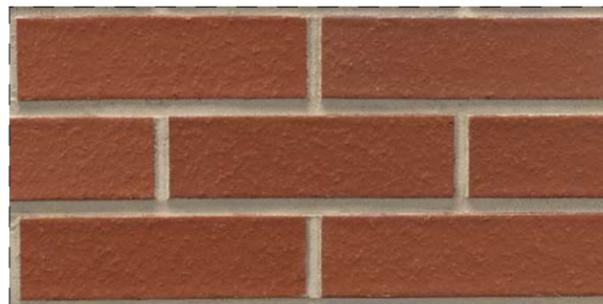
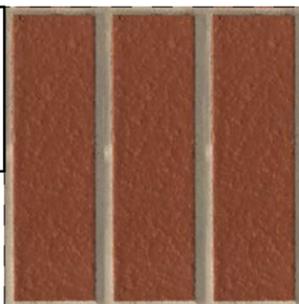


5) FRONT DOOR (EXAMPLE)
 - THERMA TRU
 - FIBER CLASSIC - MAHOGANY
 - GLASS: CLEAR



2) CAST STONE CAP & DETAILS
 - COLOR: TAN

3) BRICK SOLDIER
 - ACME BRICK
 - TULSA PLANT
 - BLEND NAME: GARNET
 - TEXTURE: SMOOTH
 - SIZE NAME: MODULAR



1) BRICK
 - ACME BRICK
 - TULSA PLANT
 - BLEND NAME: GARNET
 - TEXTURE: SMOOTH
 - SIZE NAME: MODULAR

4) WINDOWS
 - INTEGRITY BY MARVIN
 WOOD/ ULTREX
 - FIXED
 - COLOR: EVERGREEN
 - GLASS: CLEAR



**WILLIAM PECK &
 ASSOCIATES INC.
 ARCHITECTS**
 Lewisville, Tx (972) 221-1424

STOKES LAW OFFICE
 DATE : 09/22/2016

132 WEST MAIN STREET, LEWISVILLE, TX

These plans are intended to provide the basic construction information necessary to substantially complete this structure. These construction documents must be verified and checked by the builder or person in authority of this project. Any discrepancy, error, and/ or omissions, if any, are to be brought to the attention of the Designer prior to any construction or purchases being made. It is recommended that the owner or builder obtain complete engineering services for: foundation, HVAC, and structural, prior to construction of any kind. NOTE: All Federal, state, and Local codes, ordinances, and restrictions take precedence over any part of these construction documents which may conflict with same, and must be strictly obeyed and followed before and during construction.
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- ELEVATION NOTES:
- 1) BRICK
 - ACME BRICK
 - TULSA PLANT
 - BLEND NAME: GARNET
 - TEXTURE: SMOOTH
 - SIZE NAME: MODULAR
 - 2) CAST STONE CAP & DETAILS
 - COLOR: TAN
 - 3) BRICK SOLDIER
 - ACME BRICK
 - TULSA PLANT
 - BLEND NAME: GARNET
 - TEXTURE: SMOOTH
 - SIZE NAME: MODULAR
 - 4) WINDOWS
 - INTEGRITY BY MARVIN WOOD/ ULTREX
 - FIXED
 - COLOR: EVERGREEN
 - GLASS: CLEAR
 - 5) FRONT DOOR
 - THERMA TRU
 - FIBER CLASSIC - MAHOGANY
 - GLASS: CLEAR

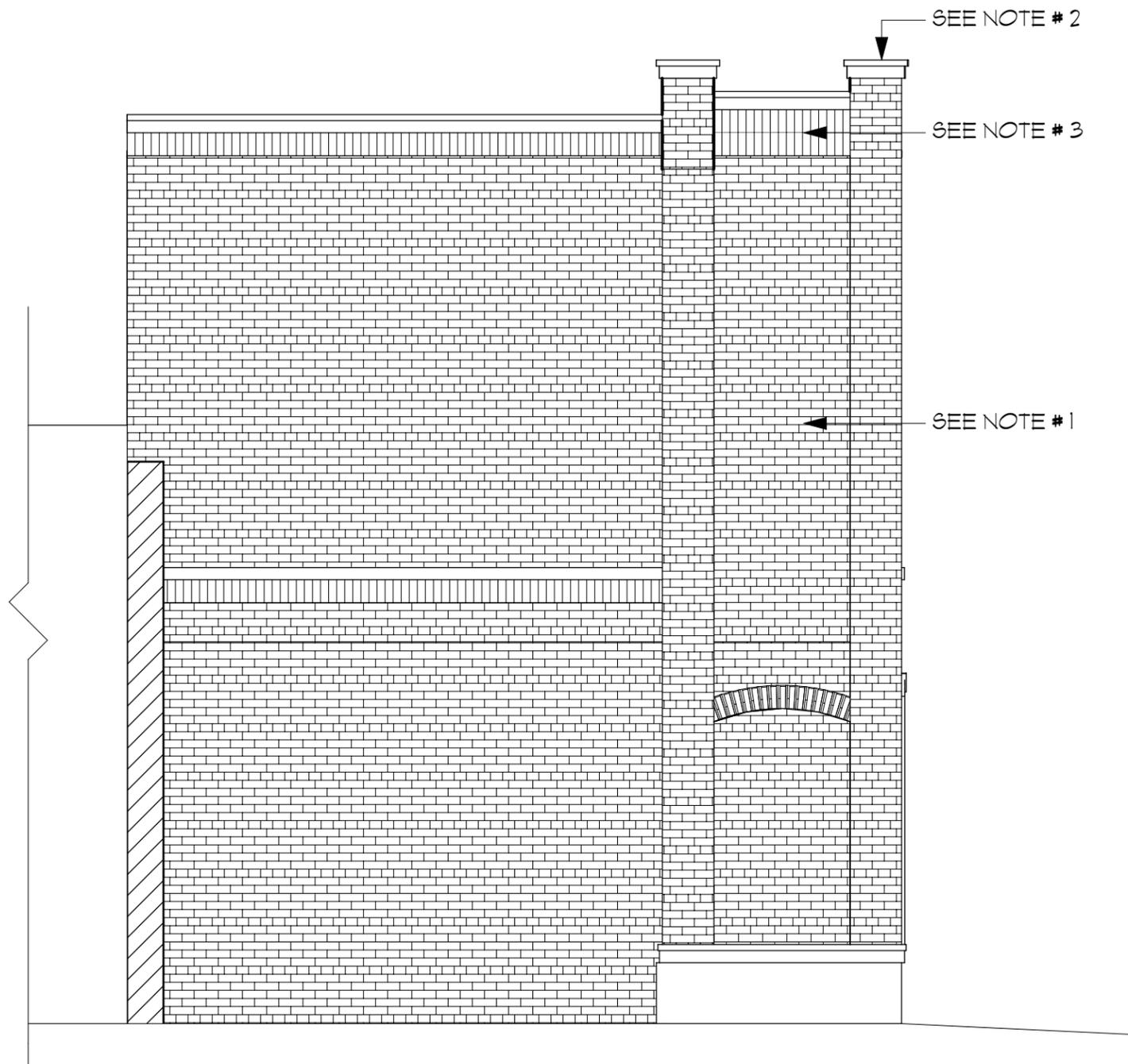


1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

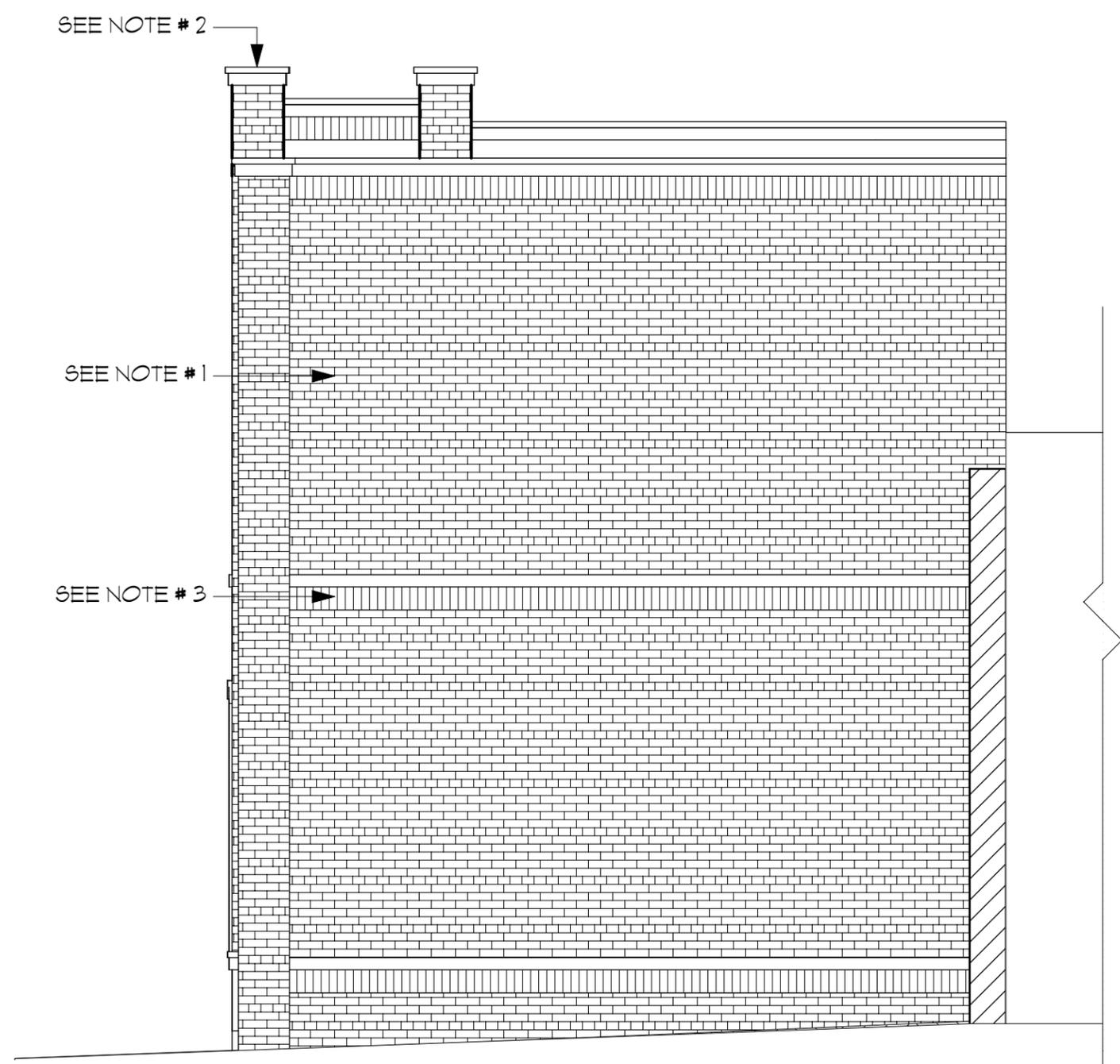
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STOKES LAW OFFICE
DATE : 09/22/2016
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1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

**WILLIAM PECK &
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ARCHITECTS**
Lewisville, Tx (972) 221-1424

STOKES LAW OFFICE

DATE : 09/22/2016

132 WEST MAIN STREET, LEWISVILLE, TX

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