



151 W. Church Street  
Lewisville, TX 75057

## **A G E N D A**

### **OLD TOWN DESIGN REVIEW COMMITTEE MONDAY, FEBRUARY 12, 2024**

**LEWISVILLE CITY HALL  
DEVELOPMENT SERVICES CONFERENCE ROOM  
2<sup>ND</sup> FLOOR  
151 WEST CHURCH STREET  
LEWISVILLE, TEXAS**

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

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- 1. Call to Order and Announce That a Quorum is Present.**
  - 2. Approve the Minutes from the January 22, 2024 Meeting.**
  - 3. Consideration of a Letter of Design Approval for Modifications to the Exterior of a Commercial Building; Located at 165 West Main Street; as Requested by William Peck, the Architect, on Behalf of RO Properties, the Property Owner. (24-02-3-LDA)**
  - 4. Announcements**
  - 5. Adjournment**

I do hereby certify that the above notice of meeting of the City of Lewisville Old Town Design Review Committee was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on \_\_\_\_\_, 2024 by \_\_\_\_\_ A.M.

\_\_\_\_\_  
Planning Department

#### **NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

The Lewisville City Hall & Development Services 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 Planning Department at (972) 219-3455 or by FAX (972) 219-3698 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**MINUTES  
OLD TOWN DESIGN REVIEW COMMITTEE  
JANUARY 22, 2024**

**Committee Members Present:** Chair Randy Tetzlaff, Vice-Chair Amy Puckett, Kelly Blackall,

**Committee Members Absent:** Audra Smolinski, Odin Clack

**City Staff Present:** Michele Berry, Planning Manager; David Erb, Director of Finance; Ashley Carlisle, Budget Manager

**Item 1: Call to Order and Announce That a Quorum is Present**

With a quorum present, the Old Town Design Review Committee meeting was called to order by Chair Randy Tetzlaff at 4:00 p.m. on Monday, January 22, 2024, in the Development Services Conference Room, 2<sup>nd</sup> Floor, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

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**Item 2: Approve the Minutes From the December 11, 2023 Meeting**

The first item on the agenda was the approval of the minutes from the December 11, 2023 Meeting. *A motion was made by Kelly Blackall and seconded by Amy Puckett to approve the minutes as presented. The motion passed unanimously (3-0).*

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**Item 3:**

**Consideration of a Letter of Design Approval for Patio Cover for a Single-Family Residence; Located at 134 North Edna Avenue; as Requested by Brenda Keith Mendoza and Henry Mendoza, the Property Owners. (24-01-1-LDA)**

Michele Berry, Planning Manager, gave a brief overview of the proposed patio cover with a recommendation to approve as presented. There was no discussion on this item. *A motion was made by Kelly Blackall and seconded by Amy Puckett to approve the patio cover as presented. The motion passed unanimously (3-0).*

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**Item 4: 2024 Bond Program Presentation**

David Erb, Director of Finance, and Ashley Carlisle, Budget Manager, gave a presentation on the 2024 Bond Program. There was no discussion on this item.

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**Item 5: Announcements**

There were no announcements.

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**Item 6: Adjournment**

There being no other items to discuss, the meeting was adjourned at 4:49 p.m.

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**Minutes - Old Town Design Review Committee**  
**January 22, 2024**

These minutes approved by the Old Town Design Review Committee on February 12, 2024.

Respectfully submitted,

Approved,

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Michele Berry, Planning Manager

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Randy Tetzlaff, Chair

**TO:** Old Town Design Review Committee

**FROM:** Grace Martin-Young, Planner I

**MEETING**

**DATE:** February 12, 2024

**SUBJECT: Consideration of a Letter of Design Approval for Modifications to the Exterior of a Commercial Building; Located at 165 West Main Street; as Requested by William Peck, the Architect, on Behalf of RO Properties, the Property Owner. (24-02-3-LDA)**

**BACKGROUND**

The site is currently vacant and a new restaurant user plans to remodel the rear of the building to enhance the restaurant use. There is an existing mural on the rear of the building that would be retired with the renovations.

**ANALYSIS**

The applicant is proposing a layer of stucco over the existing block wall, new windows on west rear elevation and a new overhead glass garage door on the north rear elevation. Detailing will be provided with the stucco to accentuate the top of the building. An awning with a 10-foot clearance will be provided over the garage door and existing door on the north elevation, over the existing outdoor seating. The stucco will be Wickham Gray from the Benjamin Moore Historical Colors collection. The windows, garage door and awnings will be black aluminum. The intent of these improvements is to add functionality to the restaurant and activate the outdoor seating area facing Wayne Ferguson Plaza.

The existing mural “Texas Petals Twist” painted by “Glo” Gloria Montella would be retired. The mural was painted in 2019 after being approved by the Old Town Design Review Committee and was funded by the City of Lewisville Artist Microgrant program through the Community Relations and Tourism Department (CRT). CRT desires to coordinate with the artist, architect and tenant on an appropriate commemoration for the retirement of the mural.

The restaurant owner will need to apply for a separate letter of design approval for signage. They do have that information ready at this time but have left space on the wall where signage may be placed in the future.

**RECOMMENDATION**

Staff recommends that the Old Town Design Review Committee approve the exterior modifications as presented.

William Peck & Associates, Inc  
105 W. Main St.  
Lewisville, TX 75057

FEBRUARY 2, 2024

City of Lewisville  
Old Town Design Review  
165 West Main Street  
Lewisville, Tx 75057

To Whom It May Concern:

Please let this letter serve as a narrative for consideration for the exterior improvements of the existing building at 165 West Main Street.

We will be applying layer of stucco to the existing block wall and adding stucco detail to the top of it. Also, the proposed improvements will include adding new window on west side, overhead glass garage door and awning over it on north.

Please reference drawings for all material, colors, and design.

Thank you for your consideration.

William Peck, AIA  
William Peck & Associates, Inc



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

## RESTAURANT REMODEL

DATE: 2024-02-02

165 WEST MAIN STREET  
LEWISVILLE, TX 75057

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.  
THESE CONSTRUCTION DOCUMENTS AND THERE USE, ARE THE PROPERTY OF WILLIAM PECK & ASSOCIATES, INC. AND ARE NOT TO BE TRACED, REUSED OR REPRODUCED IN ANY WAY, BY ANY MEANS, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES, INC.. ALL RIGHTS RESERVED



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**165 WEST MAIN STREET  
LEWISVILLE, TX 75057**

description of stucco and color

- EIFS, Benjamin Moore, Collection: Historical Colors,  
Color: Wickham Gray, HC-171

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awning color/ picture example

- Color: Black



description of window and color

- Aluminum Storefront Window  
Color: Black

description of overhead garage door and color

- Aluminum Overhead Glass Door  
Color: Black