



151 W. Church Street
Lewisville, TX 75057

A G E N D A

OLD TOWN DESIGN REVIEW COMMITTEE MONDAY, MARCH 11, 2024

LEWISVILLE CITY HALL
DEVELOPMENT SERVICES CONFERENCE ROOM
2ND 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 February 26, 2024 Meeting.**
 3. **Consideration of a Letter of Design Approval for Exterior Modification and Window Replacement of a Commercial Building; Located at 216 West Main Street; as Requested by Kevin Wilson, the Applicant, on Behalf of Coleman Machinery Inc, the Property Owner. (24-03-8-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
FEBRUARY 26, 2024**

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

Committee Members Absent: Odin Clack

City Staff Present: Michele Berry, Planning Manager; Grace Martin-Young, Planner; Greg Johnston (Advising Architect)

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, February 26, 2024, in the Development Services Conference Room, 2nd Floor, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Item 2: Approve the Minutes From the February 12, 2024 Meeting

The first item on the agenda was the approval of the minutes from the February 12, 2024 Meeting. *A motion was made by Audra Smolinski and seconded by Kelly Blackall to approve the minutes as presented. The motion passed unanimously (4-0).*

Item 3:

Consideration of a Letter of Design Approval for a Multi-Tenant Sign and Windows Signs for Arepas Street; Located at 190 East Main Street, Suite 106; as Requested by Alpha Graphics, the Applicant, on Behalf of Magyelin Valera de Fuenmayor, the Business Owner. (24-02-7-LDA)

Michele Berry, Planning Manager, gave a brief overview of the proposed multi-tenant sign and windows signs with a recommendation to approve with the modification to allow the larger sign area for the wall sign and larger coverage area for the window sign on the door. Advising Architect Greg Johnston was present and available for questions. *A motion was made by Kelly Blackall and seconded by Audra Smolinski to approve the multi-tenant sign and windows signs with the modification to allow the larger sign area for the wall sign and larger coverage area for the window sign on the door. The motion passed unanimously (4-0).*

Item 4:

Consideration of a Letter of Design Approval for a Patio Addition and Modifications to the Exterior of a Commercial Building; Located at 301 South Mill Street; as Requested by William Peck, the Architect, on Behalf of the Property Owner, TSMA Holdings LLC. (24-02-4-LDA)

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February 26, 2024**

Grace Martin-Young, Planner I, gave a brief overview of the proposed patio addition and modifications to the exterior of a commercial building with a recommendation to approve as presented. Advising Architect Greg Johnston was present and available for questions. The applicant and property owner were both present and available for questions. *A motion was made by Kelly Blackall and seconded by Audra Smolinski to approve the modifications to the exterior of a commercial building and patio addition as presented. The motion passed unanimously (4-0).*

Item 5:

Consideration of a Letter of Design Approval for New Townhomes; Located at the Southeast Corner of the Intersection of Church Street and Harris Street; as Requested by Bill Peck, the Applicant, on Behalf of Zen Estates LLC, the Property Owner. (24-02-6-LDA)

Michele Berry, Planning Manager, gave a brief overview of the proposed new townhomes with a recommendation to approve as presented. Advising Architect Greg Johnston was present and available for questions. The applicant was present and available for questions. The applicant addressed questions regarding the roof and façade facing Church Street. *A motion was made by Audra Smolinski and seconded by Amy Puckett to approve the letter of design for new townhomes as presented. The motion passed unanimously (4-0).*

Item 6:

Consideration of a Letter of Design Approval for a Mixed-Use Building; Located at 300 North Mill Street; as Requested by Bill Peck, the Applicant, on Behalf of Matthew Shomer and Jeffrey Swartwout, the Property Owners. (24-02-5-LDA)

Michele Berry, Planning Manager, gave a brief overview of the proposed mixed-use building with a recommendation to approve as presented. Advising Architect Greg Johnston was present and available for questions. The applicant was present and available for questions. The applicant addressed a question regarding window glass replacement. *A motion was made by Amy Puckett and seconded by Kelly Blackall to approve the letter of design for a mixed-use building as presented. The motion passed unanimously (4-0).*

Item 7: Announcements

There were no announcements.

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Item 8: Adjournment

There being no other items to discuss, the meeting was adjourned at 4:31 p.m.

These minutes approved by the Old Town Design Review Committee on March 11, 2024.

Respectfully submitted,

Approved,

Michele Berry, Planning Manager

Randy Tetzlaff, Chair

STAFF REPORT

TO: Old Town Design Review Committee

FROM: Michele Berry, AICP, Planning Manager

MEETING

DATE: March 11, 2024

SUBJECT: Consideration of a Letter of Design Approval for Exterior Modification and Window Replacement of a Commercial Building; Located at 216 West Main Street; as Requested by Kevin Wilson, the Applicant, on Behalf of Coleman Machinery Inc, the Property Owner. (24-03-8-LDA)

BACKGROUND

216 West Main Street is informally known as the Huffines House for the original owners who owned the home until 1998. The property is zoned Old Town Mixed Use 2 (OTMU-2). While originally constructed as a home, it has been converted into an office for some time. The current owner and tenant bought the property in 2016 and have been using it as an office. They would like to replace the windows and paint the exterior without changing the design of the home.

ANALYSIS

Windows

The applicant wants to replace the existing wood windows with more energy efficient vinyl windows. The style, size and color would remain the same.

Paint and Trim

To replace the windows the wood trim around the windows is removed and will be replaced, like for like. Soft or rotten trim board will be removed and replaced with new wooden board of the same dimensions and design. The siding of the building will be scraped and repainted white. The black shutters will be removed for painting and rehung. The decorative trim around the front door is in good condition and will be repainted.

RECOMMENDATION

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

03/03/2024

The scope of work to be performed on this project is to replace the 5 front windows of the building located at 216 W. Main St., Lewisville, TX 75057. We need to replace the windows to continue on with the original plan of painting the building. The replacement windows will be like for like. We will be replacing the trim with new wood the same size and thickness of the existing trim. The Trim around the front door will be untouched. We plan on pressure washing the old paint off of it and repainting white. The shutters will be rehung as they were in great shape, and will remain black. Once the windows are in place, the building will be resided with like siding and repainted white.

Kevin Wilson

216 W. Main Street

Lewisville, TX 75057

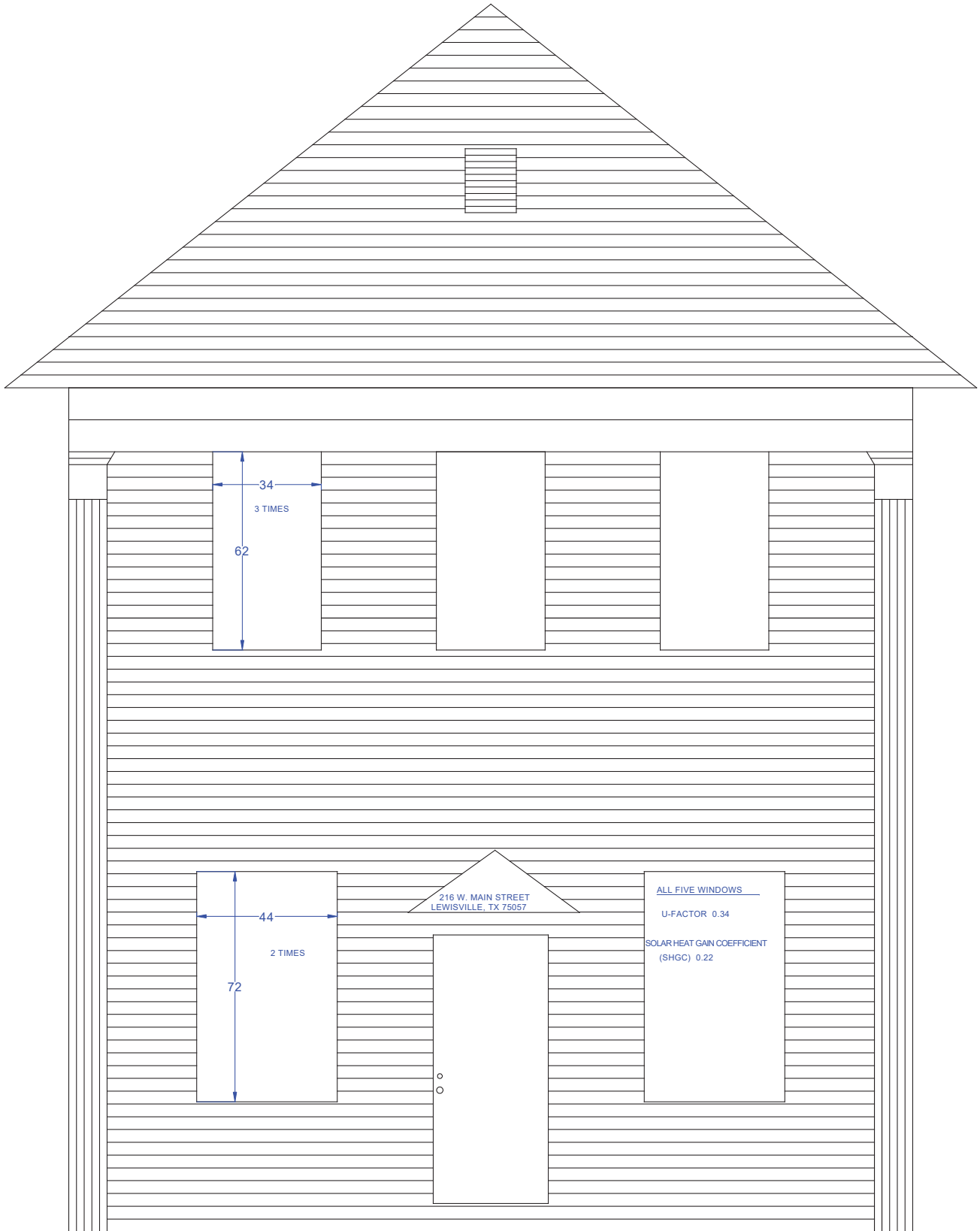
972-489-1644

kwilson@colemanmachinery.com



Five Home

216



216 W. MAIN STREET

LEWISVILLE, TX 75057



Installation Instructions for New Construction Single Hung and Picture Windows

1. Read the entire instruction manual before beginning installation.

2. Verify that the window is the correct size for the opening.

3. Prepare the opening by squaring it and ensuring it is level, plumb, and true.

4. Apply the weatherstripping to the window frame.

5. Insert the window into the opening and secure it with the provided fasteners.

6. Check the operation of the window and adjust as necessary.

7. Seal the exterior of the window with the provided sealant.

8. Clean the glass and frame.

U-Factor	0.34
R-Value	0.22
SHGC	0.51
VLT	0.3

Krestmark Industries L. P.

214-237-5055

(200-SH)

WHITE ■ 2.2MM ■ 3.0MM ■ 3/4" IG ■ E366 LOW-E /
CLEAR

Vertical Slider Window

KRM-A-5-00950-00001



National Fenestration
Rating Council®

CERTIFIED

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./l-P)

0.34

Solar Heat Gain Coefficient

0.22

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.51

Air Leakage (U.S./l-P)

≤ 0.3

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult Manufacturer's literature for other product performance information.
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