



151 W. Church Street
Lewisville, TX 75057

A G E N D A

OLD TOWN DESIGN REVIEW COMMITTEE MONDAY, JUNE 24, 2024

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

REGULAR SESSION MEETING – 4:00 P.M.

-
1. **Call to Order and Announce That a Quorum is Present.**
 2. **Approve the Minutes from the June 10, 2024 Meeting.**
 3. **Consideration of a Letter of Design Approval for an Exterior Building Design and Addition; on Approximately 0.2727-Acres, Legally Described as Lot 1, Block 1, Original Town of Lewisville Addition, Located at 227 North Charles Street; as Requested by Bill Peck, the Applicant, on Behalf of the Property Owner, William Parr. (24-04-12-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
JUNE 10, 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; Grace Martin-Young, Planner I

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 4:03 p.m. on Monday, June 10, 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 May 13, 2024 Meeting

The first item on the agenda was the approval of the minutes from the May 13, 2024 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).

Item 3:

Consideration of a Letter of Design Approval for an Exterior Modification Consisting of Window Replacement for one Townhome Unit Located at 144 Leonard Street; as Requested by Carolyn Goodwin, Zip Permits, on Behalf of the Property Owner, Debra Freeman. (24-04-16-LDA)

Grace Martin-Young, Planner I, gave a brief overview of the proposed exterior modification consisting of window replacement for one townhome unit with a recommendation to approve as presented. There was discussion on like for like window replacement and paint. A motion was made by Kelly Blackall and seconded by Amy Puckett to approve the exterior modification consisting of window replacement for one townhome unit as requested. The motion passed unanimously (3-0).

Item 4:

Consideration of a Letter of Design Approval for an Exterior Modification Consisting of Window Replacement for one Townhome Unit Located at 421 Legends Drive; as Requested by Carolyn Goodwin, Zip Permits, on Behalf of the Property Owners, Brian Potter and Christina Bocelli. (24-03-10-LDA)

Page 2
Minutes - Old Town Design Review Committee
June 10, 2024

Grace Martin-Young, Planner I, gave a brief overview of the proposed exterior modification consisting of window replacement for one townhome unit with a recommendation to approve as presented. There was discussion on like for like window replacement and paint. A motion was made by Kelly Blackall and seconded by Amy Puckett to approve the exterior modification consisting of window replacement for one townhome unit as requested. The motion passed unanimously (3-0).

Item 5: Announcements

- Michele Berry, Planning Manager, stated to the committee members to be expecting emails from Patty Dominguez, Planning Technician, about upcoming American Planning Association (APA) State Planning Conference in October and 2024 Elected and Appointed Officials Workshop in July.
-

Item 6: Adjournment

There being no other items to discuss, the meeting was adjourned at 4:17 p.m.

These minutes approved by the Old Town Design Review Committee on June 24, 2024.

Respectfully submitted,

Approved,

Michele Berry, Planning Manager

Randy Tetzlaff, Chair

STAFF REPORT

TO: Old Town Design Review Committee
FROM: Grace Martin-Young, Planner 1
DATE: June 24, 2024
SUBJECT: **Public Hearing: Consideration of a Letter of Design Approval for an Exterior Building Design and Addition; on Approximately 0.2727-Acres, Legally Described as Lot 1, Block 1, Original Town of Lewisville Addition, Located at 227 North Charles Street; as Requested by Bill Peck, the Applicant, on Behalf of the Property Owner, William Parr. (24-04-12-LDA)**

BACKGROUND:

227 North Charles Street is located on the southwest corner of North Charles Street and Walters Street, within the Old Town Design Overlay District. The property owner is seeking to expand and convert his childhood home to his administrative offices for his contractor business. The site is currently undergoing review of an engineering site plan and was recommended for approval of a zone change from Single-Family Residential (R-7.5) to Old Town Mixed Use-One (OTMU-1) by the Planning & Zoning Commission on June 4, 2023.

ANALYSIS:

City Hall is located to the east, and the adjacent residential properties to the north and west are zoned Single-Family Residential 7.5. Seven Mile Café is to the south and is zoned Old Town Mixed-Use Two (OTMU-1) zoning district.

Existing Structure

The existing structure is a single-story craftsman style home with beige wooden siding. The lap siding will be painted “Bunglehouse Gray” (SW 2845), all accents are proposed to be painted “Pure White” (SW 7005).

Proposed Addition

The applicant proposes two additions to the building: a 1,979 square foot addition to the southeastern side of the building, and a 121 square foot covered wooden porch addition to the northwestern side of the building. The southeastern expansion will provide for three additional offices as well as a restroom, hallway and storage area. The exterior addition is designed to match the craftsman architectural style of the existing building, with matching horizontal siding along the main portion of the building.

Please refer to the attached material sheet and building elevations for the specific details and placements. Moving forward this project will require City Council approval of the Zone Change, which is scheduled for July 1, and approval of an Engineering Site Plan.

CITY STAFF’S RECOMMENDATION:

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

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

March 28, 2024

City of Lewisville
Office Addition
227 N Charles Street
Lewisville, Tx 75057

To Whom It May Concern:

Please let this letter serve as a narrative for consideration for the new addition to the existing building at 227 N Charles Street.

The owner would like to convert his childhood home into an office for his company. The new single-story addition is designed to match the existing building in style by mimicking the existing details.

The exterior material of the new addition will be horizontal siding to match the existing building. Please reference drawings for all material, colors and design.

Thank you for your consideration.

William Peck, AIA
William Peck & Associates, Inc

OFFICE ADDITION

**227 N CHARLES STREET
LEWISVILLE, TX 75057**

1.1 LAP SIDING

- TO MATCH EXISTING IN STYLE
- NEW PAINT
- COLOR: SHERWIN WILLIAMS / BUNGLEHOUSE GRAY / SW 2845

2.1 WINDOW TRIM DETAIL

- TO MATCH EXISTING IN STYLE
- NEW PAINT
- COLOR: SHERWIN WILLIAMS / PURE WHITE / SW 7005

3.1 TRIM

- TO MATCH EXISTING IN STYLE
- NEW PAINT
- COLOR: SHERWIN WILLIAMS / PURE WHITE / SW 7005

4.1 SHINGLE ROOF

- TO MATCH EXISTING IN STYLE & COLOR

5.1 DETAILS

- TO MATCH EXISTING IN STYLE
- NEW PAINT
- COLOR: SHERWIN WILLIAMS / PURE WHITE / SW 7005

6.1 RAILING

- TO MATCH EXISTING IN STYLE
- NEW PAINT
- COLOR: SHERWIN WILLIAMS / PURE WHITE / SW 7005

7.1 COLUMN

- TO MATCH EXISTING IN STYLE
- NEW PAINT
- COLOR: SHERWIN WILLIAMS / PURE WHITE / SW 7005

8.1 GABLE VENT

- TO MATCH EXISTING IN STYLE
- NEW PAINT
- COLOR: SHERWIN WILLIAMS / PURE WHITE / SW 7005

9.1 RESIDENTIAL STYLE WINDOW

- MANUF.: ANDERSEN
- 100 SERIES, FIBREX® COMPOSITE MATERIAL
- EXTERIOR COLOR: WHITE
- GLASS: CLEAR / SMARTSUN™



PECK
ARCHITECTS

WILLIAM PECK & ASSOC. INC. DBA

105 W. MAIN ST
LEWISVILLE, TEXAS 75057

WWW.PECKARCHITECTS.COM
972.221.1424

OFFICE ADDITION

DATE : 2024-03-28

227 N CHARLES STREET
LEWISVILLE, TEXAS 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 THEIR 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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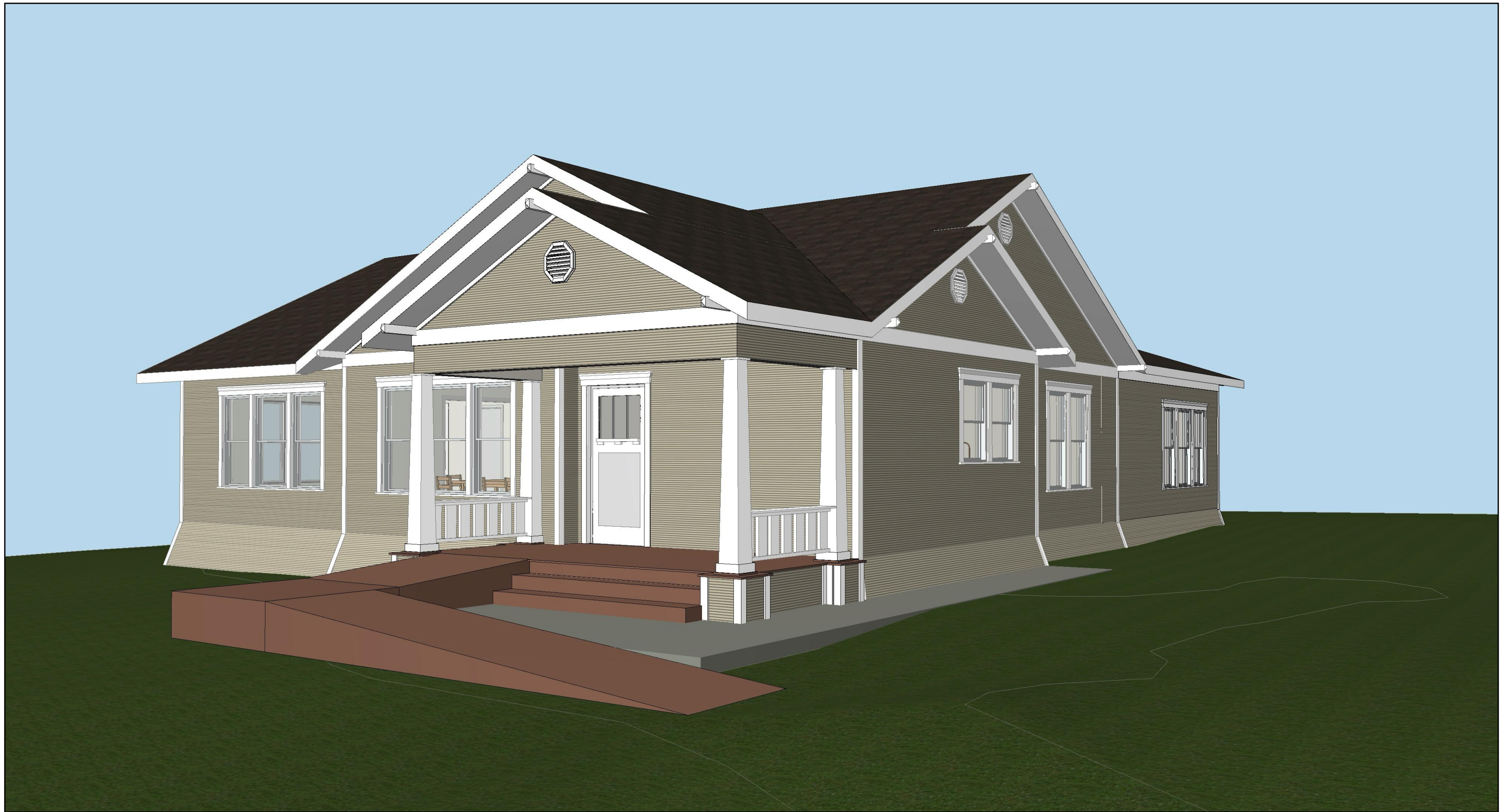
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WILLIAM PECK & ASSOC. INC. DBA

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OFFICE ADDITION

DATE : 2024-03-28

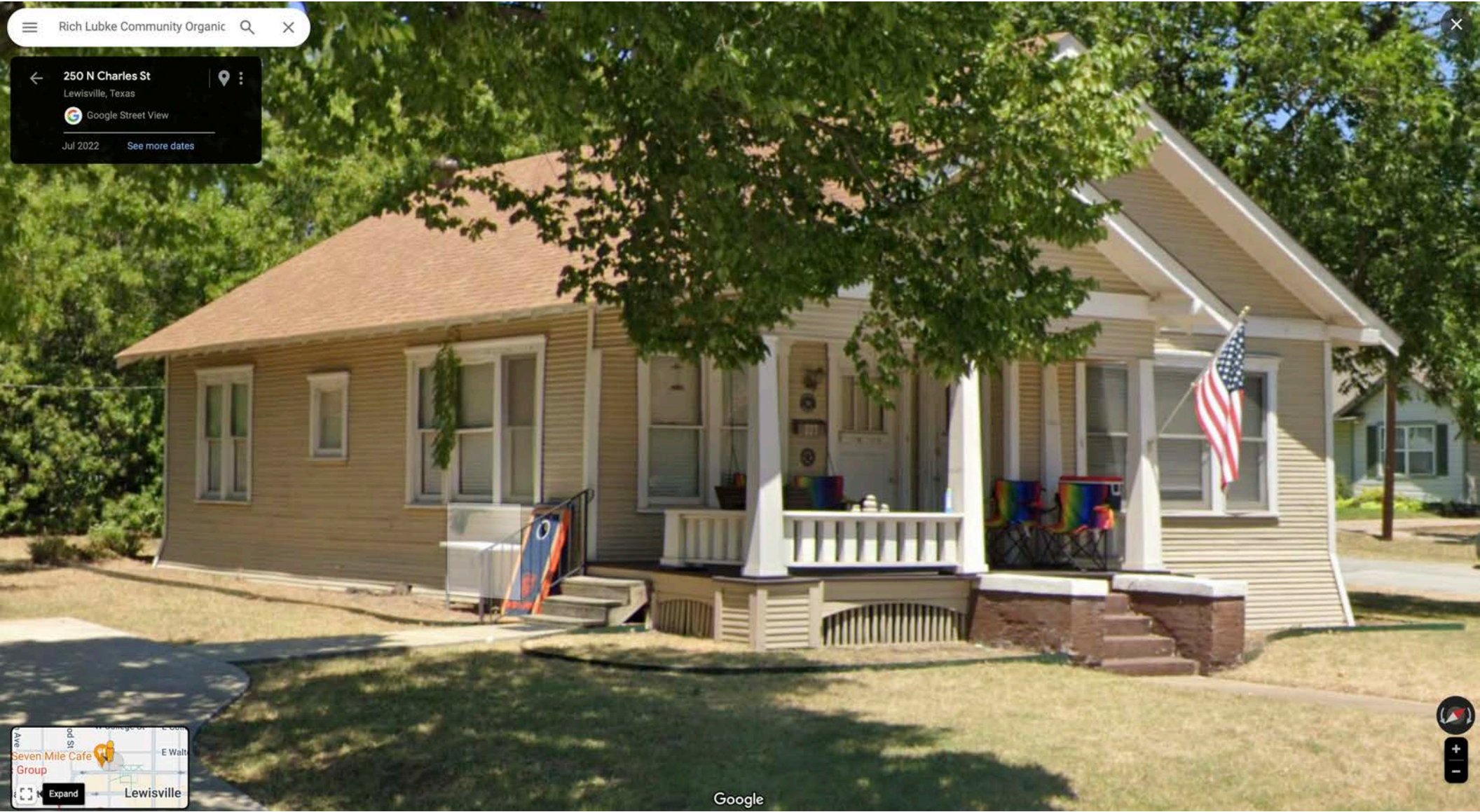
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Rich Lubke Community Organics

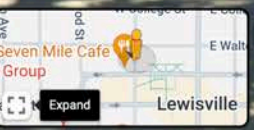
227 N Charles St
Lewisville, Texas
Google Street View
Jul 2022 See more dates





Rich Lubke Community Organ

250 N Charles St
Lewisville, Texas
Google Street View
Jul 2022 See more dates



Google



Lubke Community Organic

7 W Walters St
isville, Texas
Google Street View
2022 See more dates



Rich Lubke Community Organics

227 N Charles St
Lewisville, Texas
Google Street View
Jul 2022 See more dates



Seven Mile Cafe

