



151 W. Church Street
Lewisville, TX 75057

A G E N D A

OLD TOWN DESIGN REVIEW COMMITTEE MONDAY, JULY 8, 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 24, 2024 Meeting.**
 3. **Letter of Design Approval for the Exterior of a Multifamily Building, South Village 8-Plex; Located at 212 South Village Way; as Requested by Benny Jafari of CADG Mill STREET LLC, the Applicant. (24-07-18-LDA)**
 4. **Consideration of a Letter of Design Approval for the Exterior Building Design of a Townhouse Development, Located at the Southeast Corner of Harris Street and Walters Street, as Requested by Benny Jafari of XMPK, LLC, the Property Owner. (24-07-19-LDA)**
 5. **Selection of a Chair and Vice Chair.**
 6. **Announcements**
 7. **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 24, 2024**

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

Committee Members Absent: Audra Smolinski, Odin Clack

City Staff Present: Richard E. Luedke, Planning Director; Grace Martin-Young, Planner I; 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 4:04 p.m. on Monday, June 24, 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 June 10, 2024 Meeting

The first item on the agenda was the approval of the minutes from the June 10, 2024 Meeting. *A motion was made by Amy Puckett and seconded by Kelly Blackall to approve the minutes as presented. The motion passed unanimously (3-0).*

Item 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)

Grace Martin-Young, Planner I, gave a brief overview of the proposed exterior building design and addition with a recommendation to approve as presented. Committee member Blackall asked if the expansion would be too large for the lot and if there was a concern about commercial spread within the residential neighborhood. Staff discussed the limits of the Old Town Mixed-Use 1 zoning district which prevents any commercial besides office and how the site will still comply with all regulations. There was no further discussion. *A motion was made by Kelly Blackall and seconded by Amy Puckett to approve the exterior building design and addition as requested. The motion passed unanimously (3-0).*

Item 4: Announcements

- There were no announcements.

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June 24, 2024

Item 5: Adjournment

There being no other items to discuss, the meeting was adjourned at 4:14 p.m.

These minutes approved by the Old Town Design Review Committee on July 8, 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: July 8, 2024

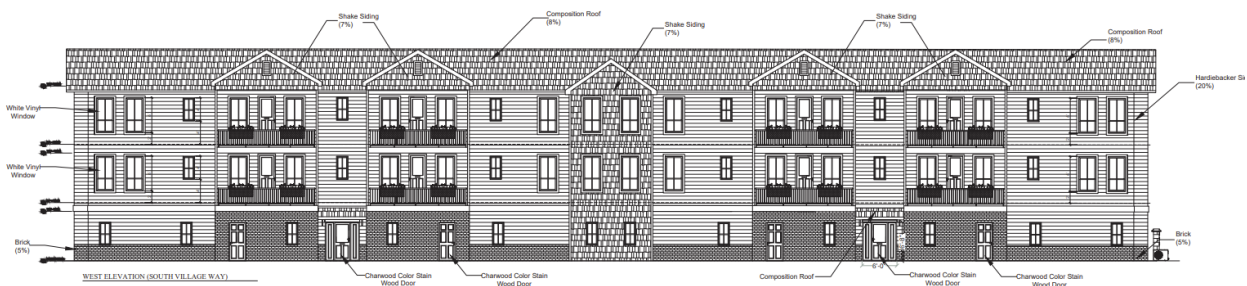
SUBJECT: Letter of Design Approval for the Exterior of a Multifamily Building, South Village 8-Plex; Located at 212 South Village Way; as Requested by Benny Jafari of CADG Mill STREET LLC, the Applicant. (24-07-18-LDA)

BACKGROUND

On September 27, 2021 a Letter of Design Approval was issued for the “8-Plex” at South Village. The intent was to respect the architectural design of the detached homes in South Village and use similar materials and design. One element was significant use of shake siding to accent the gables over the balconies and central part of the building, adding articulation and interest to the facade. During construction the developer was unable to source shake siding and used horizontal siding for the entire building. This was discovered at the final building inspection, after residents had moved in. While shake siding is now available the developer does not wish to disturb the residents by removing the existing siding and replacing it with the approved siding and is requesting a new Letter of Design Approval based on what was constructed. The applicant painted the areas that were planned to be shake siding a different color to accent them.

ANALYSIS

The initial approved design is shown below:



Images of the existing completed building:



RECOMMENDATION

Staff recommends that the Old Town Design Review Committee consider the Letter of Design Approval.



Richard Luedke <rluedke@cityoflewisville.com>

8Plex

Benny Jafari <[REDACTED]>
To: Richard Luedke <rluedke@cityoflewisville.com>

Fri, Jun 14, 2024 at 2:08 PM

Good morning Richard,

I am writing to provide an explanation regarding the modifications made during the construction of the 8-plex on South Village Way, specifically the decision to use siding in lieu of shake shingles.

In the summer of 2022, prior to construction phase, our team encountered challenges in procuring shake shingles due to the widespread supply chain disruptions caused by the COVID-19 pandemic. Despite our diligent efforts and repeated attempts to source the necessary materials from the largest lumber suppliers, including but not limited to Builders FirstSource, we were unsuccessful in obtaining the required shake shingles.

Recognizing the delay to the project, as you recall, we brought this issue to your attention. After discussing the situation and evaluating our options, you approved the installation of siding as an alternative to the originally planned shake shingles.

To ensure that the modification would be aesthetically pleasing and in harmony with the existing homes in the South Village Way subdivision, you instructed us to paint the siding with a more contrasting color. This was intended to blend well with the other homes in the area and maintain the visual integrity of the neighborhood.

It is important to note that only a small portion of the building had shake shingles specified at the time of this change. The unprecedented material shortages and other challenges posed by the pandemic necessitated this adjustment. Our primary goal was to maintain the construction schedule and uphold the quality and appearance of the property despite these obstacles.

We understand the importance of adhering to the approved construction plans and the significance of maintaining consistency within the community's aesthetic standards. We believe that the adjustments made were in the best interest of all parties involved and were carried out with the city's approval and guidance.

We appreciate your understanding and are available to discuss this matter further if needed. Attached below are the images.

Regards,

Benny Jafari

5 attachments



unnamed.jpg
1126K



unnamed (1).jpg
1250K



unnamed (2).jpg
1174K



unnamed (3).jpg
1159K



unnamed (4).jpg
1223K



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TEXAS
SDF-3371





STAFF REPORT

TO: Old Town Design Review Committee

FROM: Michele Berry, AICP, Planning Manager

MEETING

DATE: July 8, 2024

SUBJECT: Consideration of a Letter of Design Approval for the Exterior Building Design of a Townhouse Development, Located at the Southeast Corner of Harris Street and Walters Street, as Requested by Benny Jafari of TSMJV, LLC, the Property Owner. (24-07-19-LDA)

BACKGROUND

On May 23, 2022 a Letter of Design Approval was issued for seven townhomes on Harris Street, known as the “Harris 7”. The original design included full glass doors and a draftsman influenced style that resembles the homes at South Village. The applicant would like to change the front door to match the four townhomes across the street. The four townhomes across the street are a different architectural style.

ANALYSIS

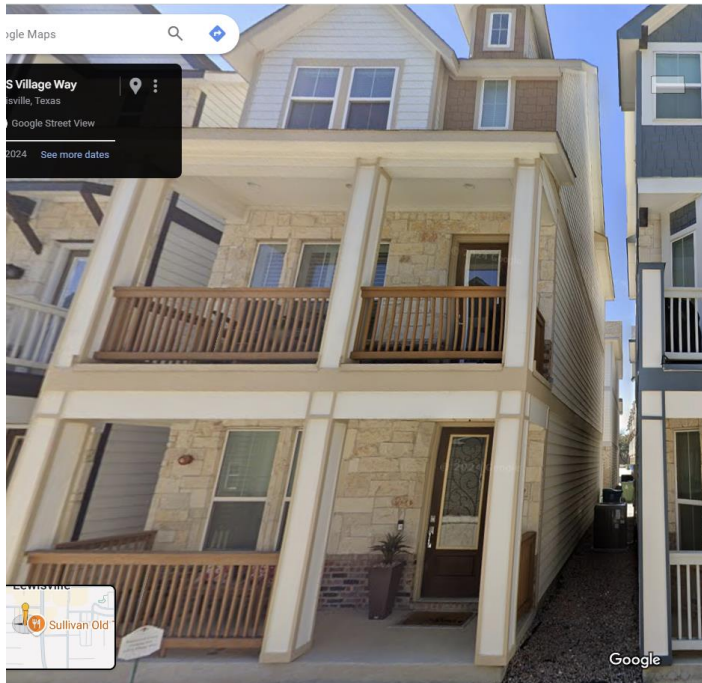
Proposed townhomes design approved with glass doors:



Townhomes across the street with proposed doors:



Townhomes in South Village with doors similar to the proposed but with more glass:



Craftsman style doors usually have three or six lights near the top with paneling below and may or may not have side lights as well. See examples below.



RECOMMENDATION

Staff recommends that the Old Town Design Review Committee consider the Letter of Design Approval.



Richard Luedke <rluedke@cityoflewisville.com>

Fwd: H 7

1 message

Benny Jafari <[REDACTED]>

Fri, Jun 14, 2024 at 2:37 PM

To: Richard Luedke <rluedke@cityoflewisville.com>

Good afternoon Richard,

Follow up to our conversation we respectfully requesting to install the main entrance doors per attachment which matches the Harris 4 inlieue of full glass door.

The reasons for this request is to provide more privacy for the home owner as well as making it in harmony with Harris 4 homes.

Regards,

Benny Jafari

