

OLD TOWN CRAFT

-Specific Operation: Bar/Beer-garden/Cocktail Parlor/Food Truck
Park/Family Gathering

-Building Description: We envision the house (206 Main St.) being converted into a concept similar to Miss Angelines with an array of whiskey and tequila and an extensive list of House and Tapped cocktails. Perfect for date night or just catching up with friends, 206 W. Main St, will feel like home with comfy couches, winged back chairs and a well appointed bar.

The bar will open out into a lushly landscaped art yard where tables will be surrounded by art installations created by local artists. The remainder of the art yard will be covered with decomposed granite with picnic tables throughout.

The concrete middle area between the 2 buildings will be covered with artificial turf with outdoor gaming like ping-pong, corn-hole and giant connect four . Along with games will be additional picnic style seating. The entire patio/art yard will be enclosed with a fence that incorporates design elements of the building. Native Texas vines like yellow honeysuckle, crawling yellow roses, etc. will be trained to grow along the fence.

A brick pathway leading from the corner of Main St and Charles St (entrance to the property) to the back building will be put in for ADA access and a flat level surface for people to move throughout the property.

The back drive way approach on Charles St will stay and that will be a secondary entrance to the property.

The larger building (207 Elm St.) will be converted into a concept similar to East Side with food trucks behind the building and a commissary inside the old soup kitchen. A large whiskey, tequila and craft beer focus with a cocktail and small wine menu.

The big brother of the two spots, 207 W Elm St interior is simple yet comfortable with a large bar made of native Texas woods, intimate booths along either wall, and tables of varying heights peppered throughout the middle of the room. An impressive tap selection with a heavy focus on Texas craft-beer. A large garage door opens out onto a covered patio and beer garden with a row of food trucks lining the fence to the west. We will use the current kitchen as a commissary kitchen for the food trucks. We'll team with local artists to paint bright murals on portions of the exterior. Décor will consist of historical pictures of the neighborhood and a few uniquely Texas images.

Along with the food trucks, we are hoping to have pop up kitchen located inside the commissary and have nights where we invite local restaurateurs in to feature a couple of items off their menu.

We love being good neighbors and have been good neighbors in Downtown Denton for over 12 years to our residential and commercial neighbors. Not only do we give back to the community but we also work well with them and don't create a loud environment outside of talking and background music.

-Parking

We are requesting an alternative standard to reduce the required parking from 48 spaces to zero spaces. The property is directly adjacent to the Old Town Center District where no parking is required and there is ample public parking available on the street and within city lots that are located within a block or two of the property. We feel this is a

necessity for our project to work in order to bring in a food truck park to Old Town Lewisville with a large beer garden area.

-Food Trucks

We have a few ideas in mind for possible food trucks and hoping not to do anything that would directly compete with already established restaurants in the area. We are wanting to have 4 full time trucks that remain on site and are open 6 days a week. We are thinking Feta's Greek Gyro Food Truck, Pickled Carrot, Saucy Hibachi and The Tomato Pizza. With the commissary on site, we want to keep the food trucks parked year around and to move to get their inspection from the city.

Feta's Gyro truck features a Greek inspired menu with gyros, burgers and salads. They won best food truck in DFW in 2021 and are currently located at our location at Oak St. Drafthouse.

Pickled Carrot has been open in Denton for 10 years now and is a staple to the community and serves bahn mis, tacos and a few other items.

Saucy Hibachi is a crowd favorite. Always busy and always open serving up meat and rice bowls with veggies and a few popular appetizers.

The Tomato Pizza is a long time Denton staple and opened a food truck last year at East Side. They serve deep dish pies and single slices and will be a great addition to the area.

-Public Benefit Analysis: We pride ourselves in getting involved with the community and giving back to local organizations as much as possible. In 2023, our 9 concepts from Denton, Dallas and Sanford, FL donated over \$350,000 to local charities.

We also like to immerse ourselves in the community and the community organizations and hope to work as a team with the Old Town businesses that are already in place to host many events to bring people to the area to spend money throughout Old Town.

Our plan is to rehabilitate the entire property at the start and we will be putting in around \$1.2-1.4 Million to complete this renovation. Value of all the furniture, fixtures and equipment will be around 400k and that will also be the total taxable inventory.

Annual revenue projections and taxable sales Year 1 will be \$1.5 million and our operating budget will be around \$1-1.2 Million and hope to get to around \$2 million in revenue by year 3. We will start with approximately 20 full time and 10 part time employees with 3 salaried managers/partners with an annual payroll of \$500k.

-Hours of Operation

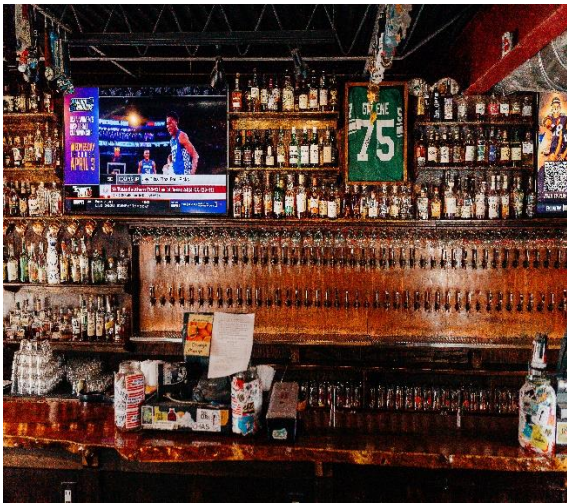
We will be open from 2pm-11pm Monday-Thursday, 11am- midnight Friday/Saturday and 11am-11pm on Sunday. These hours are not set in stone and if business dictates opening longer, we will stay open later but would adhere to the 2am guidelines per TABC ordinance.

-Operating Partners

Our operating partners that will be the boots on the ground guys have over 40 years of experience in the bar/restaurant industry. Patrick Colvin, Bryan Clark and Michael Russell will all be operating partners with a little stake in the business as well. They planned to get involved with the city as much as possible and help the area prosper for all.

Representative Photos

EAST SIDE DENTON





MISS ANGELINES



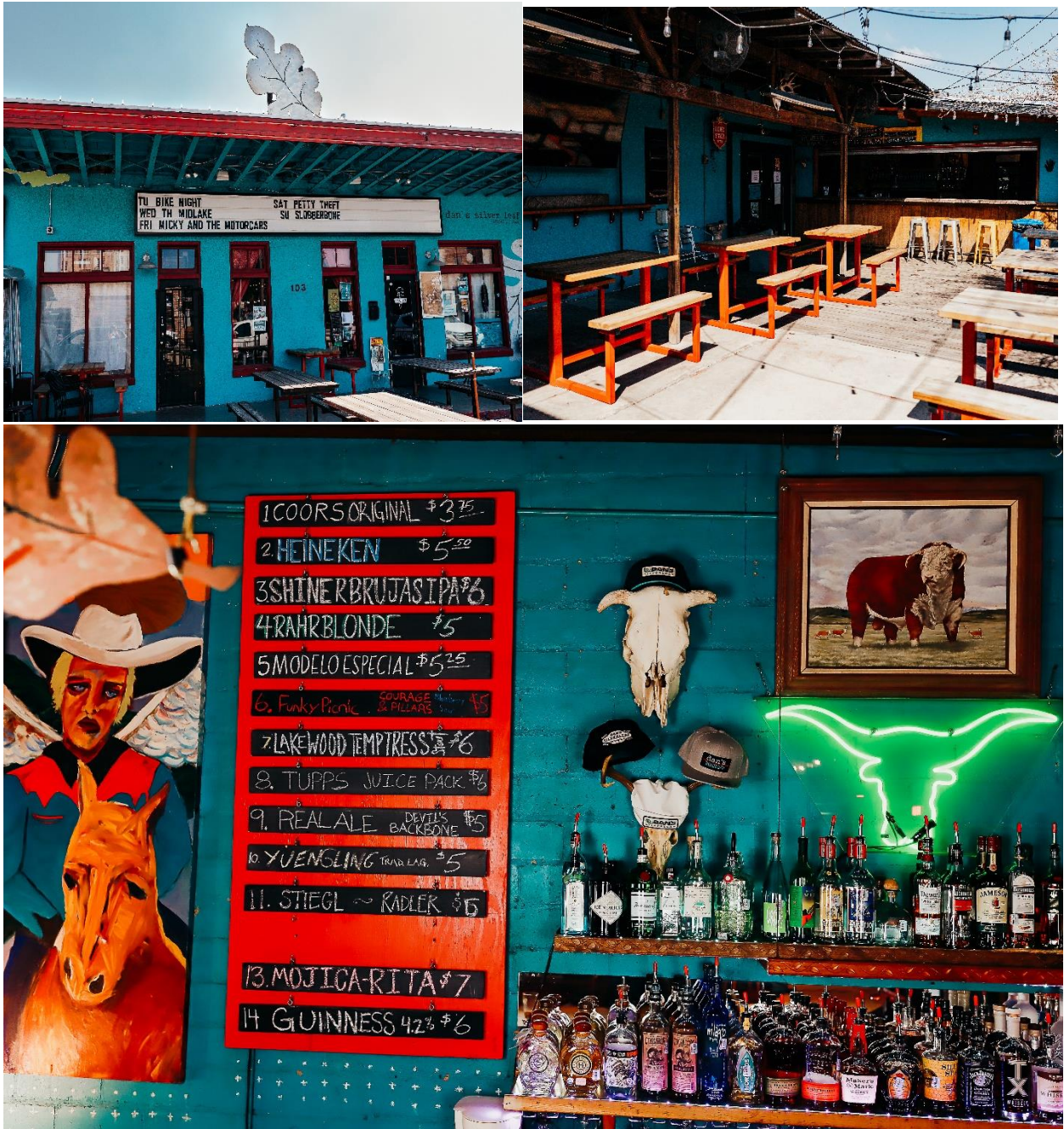


OAK ST. DRAFTHOUSE



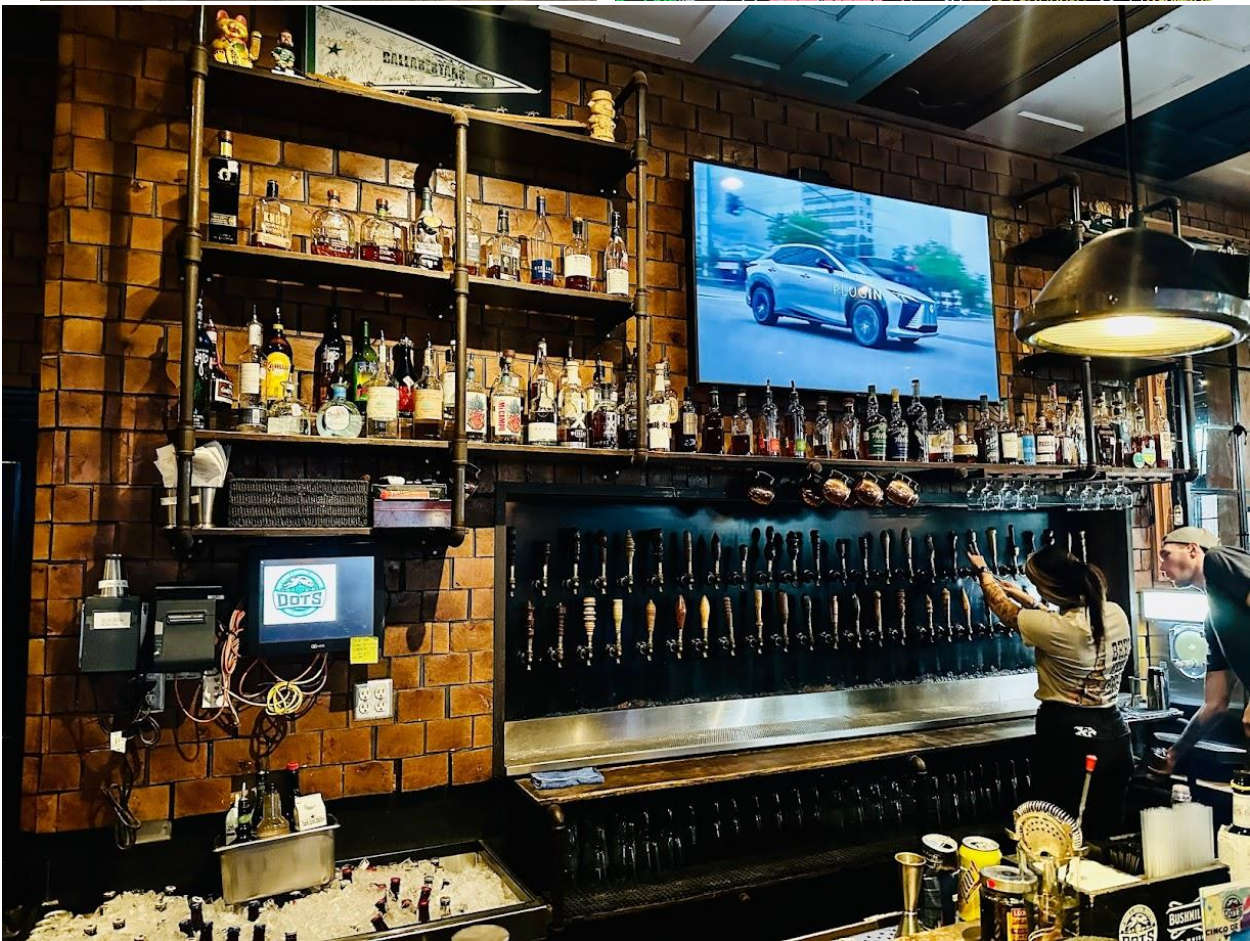


DAN'S SILVERLEAF



DOT'S HOP HOUSE AND COCKTAIL COURTYARD





PERIMETER FENCE AND ENTRANCES



ELEVATION 206 MAIN ST



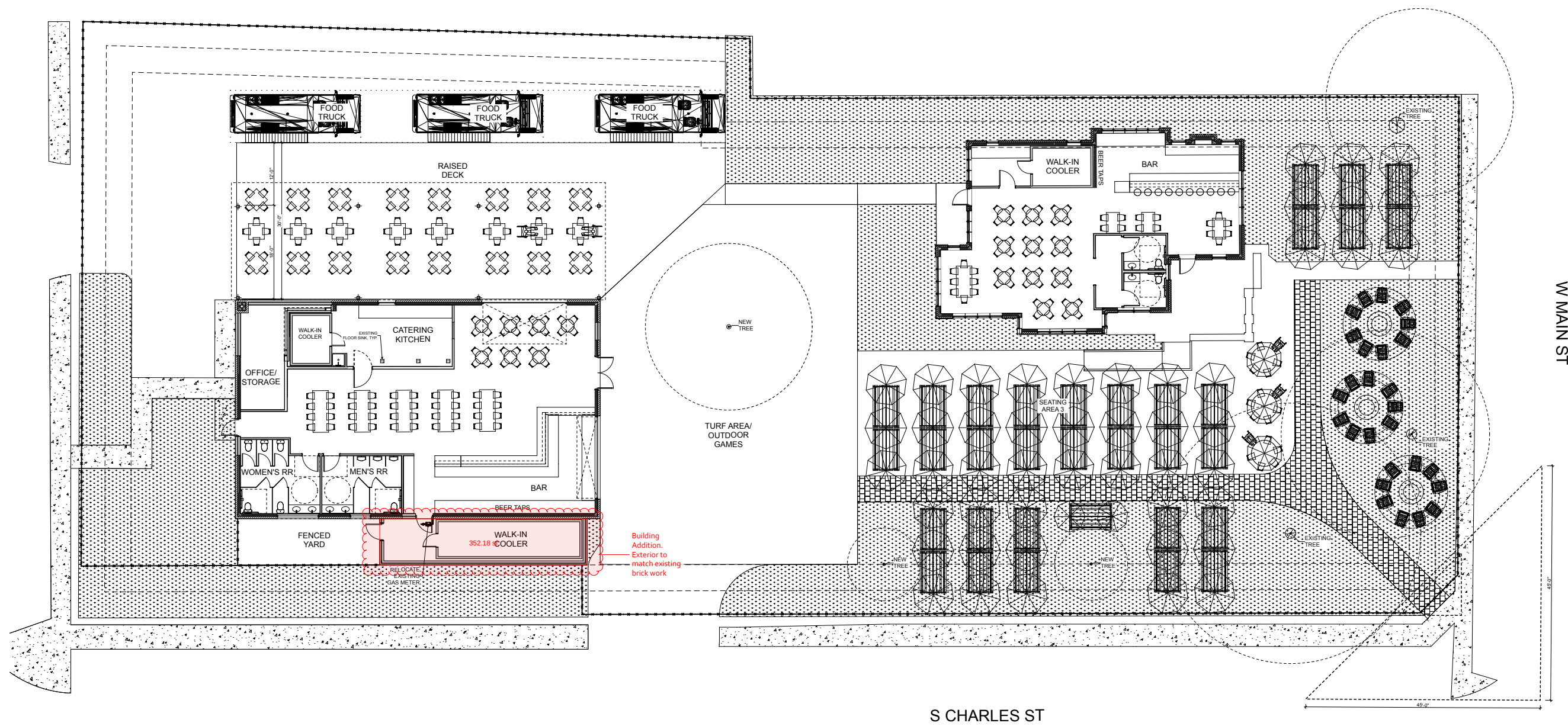
ELEVATION 207 ELM St



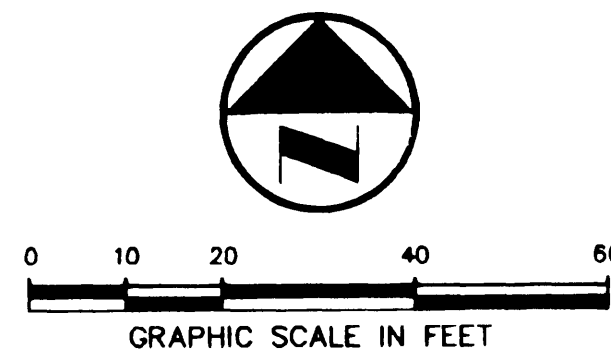
Mural on East Wall

ART AND MURALS





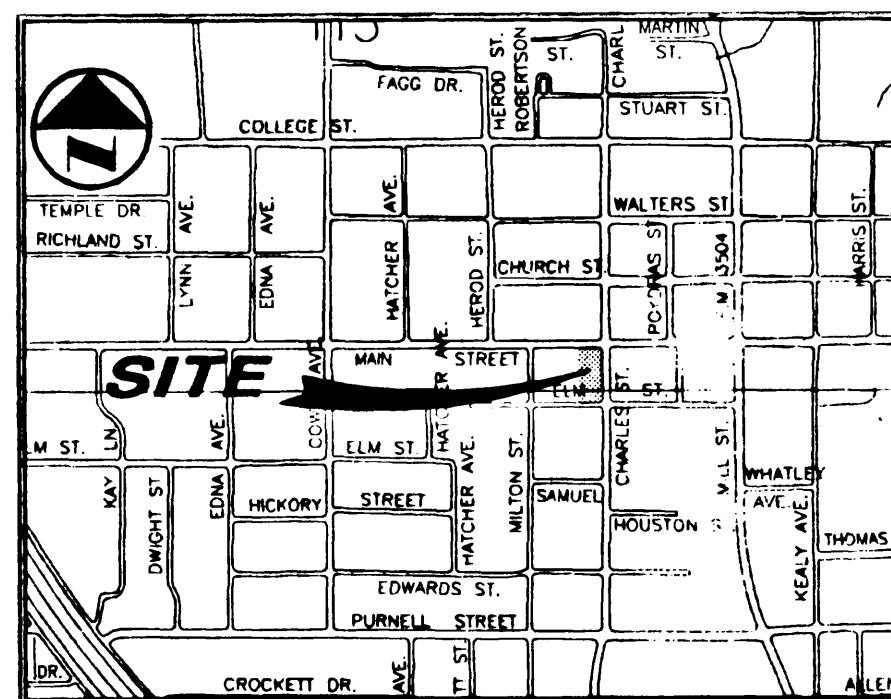
1 Zoning Plan



Existing Site Plan

MAIN STREET (F.M. 1171)
(80' R.O.W.)

LEGEND	
FH	FIRE HYDRANT
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
CO	CLEANOUT
MH	MANHOLE
GM	GAS METER
---	PROPERTY LINE
- - -	EXIST. CONTOUR
---	OVERHEAD POWER & CABLE
EL 812.39	EXIST. SPOT ELEVATION
TC 812.39	EXIST. TOP OF CURB ELEVATION
G 811.82	EXIST. GUTTER ELEVATION



VICINITY MAP
SCALE 1"=1000'

CONTRACTOR TO TAKE STEPS AS REQUIRED TO PROTECT EXISTING TREES AND ROOT SYSTEMS SHOWN ON THIS PLAN TO THE FULLEST EXTENT POSSIBLE. UNLESS TREES ARE MARKED FOR REMOVAL MAINTAIN EXISTING GRADE AS CLOSE AS POSSIBLE UNDER DRIP LINE

BENCH MARK LIST:

- BM #1 SET " " CUT IN THE SOUTH WEST CORNER OF CONCRETE (GREASE TRAP) ON THE EAST SIDE OF CHARLES, APPROXIMATELY 170'± SOUTH OF THE C.L. OF F.M. 1171 (MAIN ST.).
ELEV = 524.45
- BM #2 SET " " CUT IN THE NORTH WEST CORNER OF A "Y" INLET AT THE SOUTH WEST CORNER OF THE INTERSECTION OF ELM AND CHARLES.
ELEV = 524.50
- BM #8 CITY BENCH MARK #8 - RR SPIKE IN POWER POLE ON THE EAST SIDE OF CHARLES APPROXIMATELY 150'± NORTH OF THE C.L. OF F.M. 1171 (MAIN ST.).
ELEV = 527.75

GENERAL NOTES:

- SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES HAVE BEEN REPRODUCED FROM PLAN ON FILE WITH THE CITY OF LEWISVILLE, TEXAS, AND FRANCHISE UTILITY COMPANIES.
- BEARING SYSTEM BASED ON A DEED TO AUBREY FLETCHER SMITH, AS RECORDED IN VOLUME 1940, PAGE 748, AND A DEED TO WALT GARRISON AS RECORDED IN VOLUME 1221, PAGE 764, DEED RECORDS, DENTON COUNTY, TEXAS.
- ALL PROPERTY CORNER MONUMENTS ON SUBJECT TRACT ARE 1/2-INCH IRON RODS WITH "PACHECO KOCH" CAPS SET UNLESS OTHERWISE NOTED.
- REFER TO STANDARD DETAILS AND GENERAL NOTES SHEET FOR PAVING, DRAINAGE AND UTILITY STANDARD DETAILS AND GENERAL NOTES.
- REFER TO ARCHITECTURAL PLANS FOR DETAILS AND DIMENSIONS OF THE PROPOSED BUILDING.
- ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.

PARKING REQUIREMENTS FOR OFFICE DISTRICT	
1 SPACE PER 200 SF UP TO 10,000 SF	
1 SPACE PER 250 SF UP TO 75,000 SF	
1 SPACE PER 300 SF STORAGE	
1 SPACE PER 1,000 SF WAREHOUSE	
PARKING TABULATION	
22 REGULAR PARKING SPACES	
1 HANDICAPPED PARKING SPACES	
23 TOTAL PARKING SPACES	

AS-BUILT DRAWING

THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.

CONTRACTOR: **BENCHMARK CONSTRUCTION**

DATE REVISED: **01/30/98**



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK A. PACHECO, P.E. 64256 ON 03/19/97. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

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ENGINEERING SITE PLAN

DIMENSIONAL CONTROL PLAN

SALVATION ARMY SERVICE CENTER

207 ELM STREET

LOTS 1 & 2, BLOCK A, 0.655 ACRES, ZONED "OD"

CITY OF LEWISVILLE, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MAP	RPP/WTW	3/19/97	1"=20'			C-4

REVISION 01/30/98: AS-BUILT

BOB HUGGINS AND MARY A. HUGGINS
VOL. 891, PG. 277

PROJECT #1391

LOT 2, BLOCK A,
ELM CENTRE ADDITION

LOT 1, BLOCK A,
ELM CENTRE ADDITION

ZONING "GB"

WANDA G. CROSMAN

149.21'

END
CONSTRUCTION

END
CONSTRUCTION