



Old Town Design Standards Review Committee Agenda

Wednesday, January 17, 2024
5:30 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

2. **CITIZEN APPEARANCES**

Each person in attendance who desires to speak to the Old Town Design Standards Review Committee on an item NOT posted on the agenda, shall speak during this section. A speaker card must be filled out and turned in to the City Staff prior to addressing the Committee members. Each speaker will be allowed three (3) minutes. Please note that the Committee members may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Old Town Design Standards Review Committee members from deliberating or taking action on an item not listed on the agenda. The Committee may, however, receive your comments on the unlisted item, ask clarifying questions, respond with facts, and explain policy. Each person in attendance who desires to speak to the Old Town Design Standards Review Committee on an item posted on the agenda, shall speak when the item is called forward for consideration.

3. **CONSENT AGENDA**

All items listed below are considered to be routine by the Old Town Design Standards Review Committee and will be enacted with one motion. There will be no separate discussion of the items unless a Committee member or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.

A. Consider approval of the minutes from the November 29, 2023 Old Town Design Standards Review Committee meeting. *(Staff contact: Peggy Fisher, Administrative Assistant).*

4. **ITEMS FOR CONSIDERATION**

A. Dobson Townhomes (Case 23-003): Consider a development plan for Dobson Townhomes located at 200 S. Dobson with a waiver to the maximum roof pitch for a Rural Farmhouse architectural style. *(Staff Presenter: Lidon Pearce, Senior Planner)*

B. Crown Magnolia Offices (Case 23-284): Consider a development plan for Crown Magnolia Offices located at 124 Magnolia Street. *(Staff Presenter: Lidon Pearce, Senior Planner)*

5. **REPORTS AND DISCUSSION ITEMS**

6. **BOARD REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS**

7. **ADJOURN**

Staff Contact

CERTIFICATE

I hereby certify that the above agenda was posted on this the 12th of January 2024, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

ACCESSIBILITY STATEMENT

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Old Town Design Standards Review Committee

DEPARTMENT: Development Services
FROM: Peggy Fisher, Administrative Assistant Sr.
MEETING: January 17, 2024

SUBJECT:

Approve the minutes from November 29, 2023 Regular Session of the Old Town Design Standards Review Committee meeting.

SUMMARY:

Minutes from the November 29, 2023 Regular Session of the Old Town Design Standards Review Committee meeting

RECOMMENDATION:

Approve as presented

PRIOR ACTION/INPUT (Council, Boards, Citizens):

None

REFERENCE:

None

FISCAL IMPACT:

None

STAFF CONTACT:

Peggy Fisher
Recording Secretary
pfisher@burlesontx.com
817-426-9611

OLD TOWN DESIGN STANDARDS REVIEW COMMITTEE

November 29, 2023
MINUTES

Roll Call

Members Present

Art Brucks(Chair)
Neal Jones
Ethan Shelton
Tim Spears(Vice Chair)
Jeremy Bleeker

Members Absent

William Carlson
Winter Moore
Stacey Henry
Meghan Marlin

Staff

Tony McIlwain, Director Development Services
Emilio Sanchez, Assistant Director Development Services
Peggy Fisher, Administrative Assistant

1. **Call to Order – 5:36 PM**

Invocation – Neal Jones

Pledge of Allegiance

2. **Citizen Appearance**

None

3. **Consent Agenda**

A. Approve the minutes from the October 18, 2022 Old Town Design Standards Review Committee meeting.

Motion was made by Committee Member Jeremy Bleeker and second by Committee Member Tim Spears to approve.

Motion passed, 5-0. Committee Members Winter Moore, William Carlson, Meghan Marlin & Stacey Henry were absent.

4. **Items for Consideration**

A. Nomination and Election of Old Town Design Standards Review Committee Chairman

Motion was made by Committee Member Tim Spears and second by Committee Member Neal Jones to nominate Art Brucks as Committee Member Chairman.

Motion passed, 5-0. Committee Members Winter Moore, William Carlson, Meghan Marlin & Stacey Henry were absent.

B. Nomination and Election of Old Town Design Standards Review Committee Vice Chairman.

Motion was made by Committee Member Jeremy Bleeker and second by Committee Member Ethan Shelton to nominate Tim Spears as Committee Member Vice Chairman.

Motion passed, 5-0. Committee members Winter Moore, William Carlson, Meghan Marlin & Stacey Henry were absent.

5. Reports and Discussion Items

None

6. Board Request for Future Agenda Items or Reports

None

7. Adjourn

There being no further business Chair Art Brucks adjourned the meeting.
Time – 5:40 PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Old Town Design Standards Review Committee

DEPARTMENT: Development Services
FROM: Lidon Pearce, Senior Planner
MEETING: January 17, 2024

SUBJECT:

Dobson Townhomes (Case 23-003): Consider a development plan for Dobson Townhomes located at 200 S. Dobson with a waiver to the maximum roof pitch for a Rural Farmhouse architectural style. (*Staff Presenter: Lidon Pearce, Senior Planner*)

SUMMARY:

On January 9, 2023, a development plan was submitted by Paul Jenkins (owner) on approximately .30 acre of land addressed as 200 S. Dobson. The applicant is proposing 4 two-story townhomes with a "Rural Farmhouse" architectural style, with a waiver to the maximum roof pitch.

Site Plan:

The applicant has submitted a site plan concurrent with the development plan, which conforms to the parking, landscaping, and general yard requirements for this location as outlined in the SFA, Single-family attached zoning district and OT, Old Town overlay district.

Building Elevations:

The proposed buildings are designed with a majority of the façade being cementitious fiber board clad lap siding, less the windows and doors. The design is in keeping with a complementary architectural style as prescribed in the Old Town Design Standards for "Rural Farmhouse".

Proposed Architectural Style:

Rural Farmhouse (1850s to 1920)

Two story height maximum.	In conformance
Clad lap siding or shingles (Cementitious Fiber Board shall be acceptable)	In conformance

Prominent entrance with a covered porch containing a minimum of one hundred square feet (100 SF) in area.	In conformance
Porch railings to be milled wood top and bottom rails with square, turned, or flat sawn balusters.	In conformance
At least two-thirds ($\frac{2}{3}$) of the street facing edge(s) of the porch structure shall be enclosed with vertical wood or iron railing, or solid masonry bulkhead that has a minimum height of 36 inches.	In conformance (vertical wood railing)
Side gabled roof.	In conformance
12"—24" max overhang.	In conformance
Roof pitch Max. = 7:12. Min. = 5:12.	Not in conformance (applicant requesting 12:12; which they believe conforms more to the style and examples as contained with the Old Town Design Standards)
Boxed (concealed) eave.	In conformance
Gabled dormers.	In conformance
Fiberglass shingles (architectural grade), cementitious shingles, slate and faux slate materials, standing-seam metal, and pressed metal shingles shall be permitted.	In conformance (fiberglass shingles of architectural grade)
Decorative corbels (bracket work).	In conformance
Symmetrical placement of doors and windows.	In conformance
Entrance door located in the center of wide houses, or at the side corner of narrow houses.	In conformance

The development plan, SACC Memo, and building elevations are attached as Exhibit 3.

RECOMMENDATION:

Recommend approval of the development plan with a waiver to the roof pitch.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

September 19, 2022: City Council approved a zoning change from Sf7, Single-family district-7 to SFA, Single-family attached district

REFERENCE:

[City of Burleson, TX OLD TOWN DESIGN STANDARDS \(ecode360.com\)](#)

[City of Burleson, TX GENERALLY Search: § 4-4 Classification of architectural styles. \(ecode360.com\)](#)

FISCAL IMPACT:

None

STAFF CONTACT:

Lidon Pearce, CNU-A, AICP
Senior Planner
lpearce@burlesontx.com
817-426-9649

BTX

Dobson Townhomes

Location:

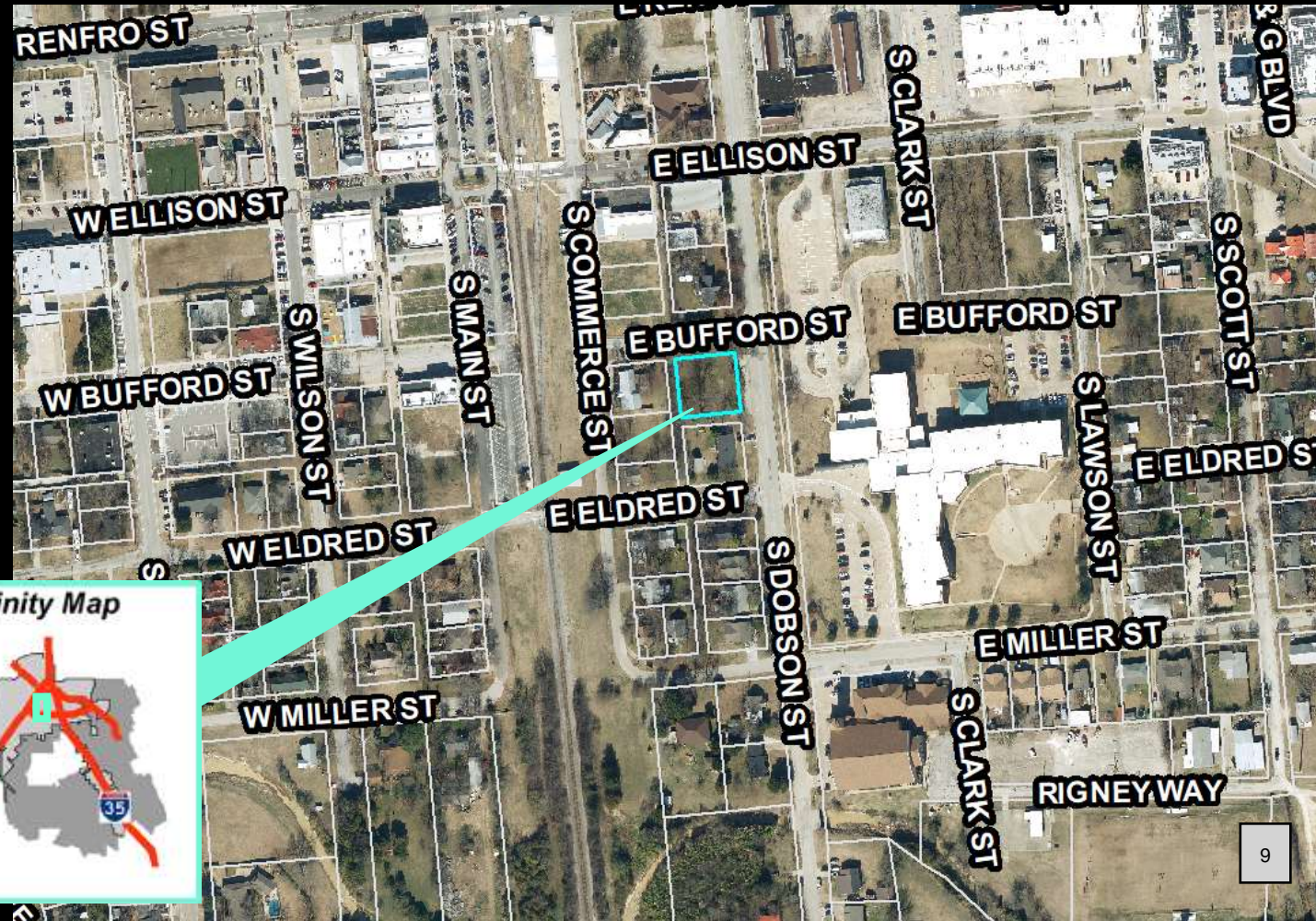
- 200 S Dobson
- .30 acre

Applicant:

Paul Jenkins (owner)

Item for approval:

Development Plan with waiver
(23-003)



Dobson Townhomes



Property Information:

Zoned SFA, Single-family
attached district

Located in the OT, Old Town
Overlay district

Summary:

4 townhomes with a "Rural
Farmhouse" architectural
style



Rural Farmhouse



Old Town Design Standard	Conformance
Two story height maximum.	Yes
Clad lap siding or shingles (Cementitious Fiber Board shall be acceptable)	Yes
Porch railings to be milled wood top and bottom rails with square, turned, or flat sawn balusters.	Yes
At least two-thirds ($\frac{2}{3}$) of the street facing edge(s) of the porch structure shall be enclosed with vertical wood or iron railing, or solid masonry bulkhead that has a minimum height of 36 inches.	Yes
Side gabled roof.	Yes
12"—24" max overhang.	Yes
Roof pitch Max. = 7:12. Min. = 5:12.	No (12:12)
Boxed (concealed) eave.	Yes
Gabled dormers.	Yes
Fiberglass shingles (architectural grade), cementitious shingles, slate and faux slate materials, standing-seam metal, and pressed metal shingles shall be permitted.	Yes
Decorative corbels (bracket work).	Yes
Symmetrical placement of doors and windows.	Yes
Entrance door located in the center of wide houses, or at the side corner of narrow houses.	Yes

Waiver to max roof pitch

Old Town Design Standard	Justification
Roof pitch Max. = 7:12. Min. = 5:12.	Applicant is requesting 12:12; which they believe conforms more to the style and examples as contained with the Old Town Design Standards

Examples provided in City of Burleson Old Town Design Standards for “Rural Farmhouse”



Waiver to max roof pitch



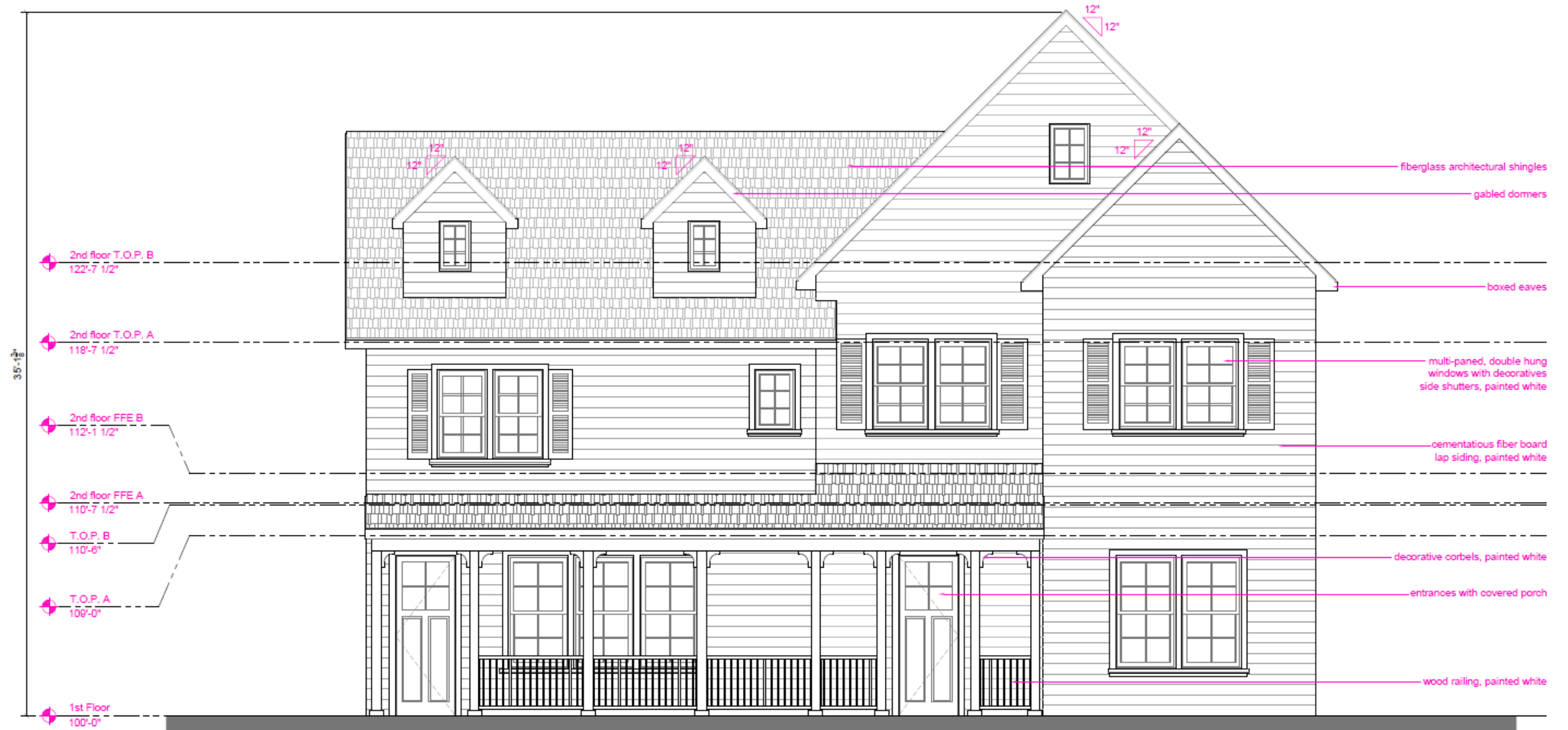
Staff supports the waiver as the examples in our Code appear to have roof pitches that exceed 7:12 (30.2 degree slope) and based on the narrowness of townhome (SFA zoned) lots compared to traditional single-family detached.



Elevations and Materials

Item A.

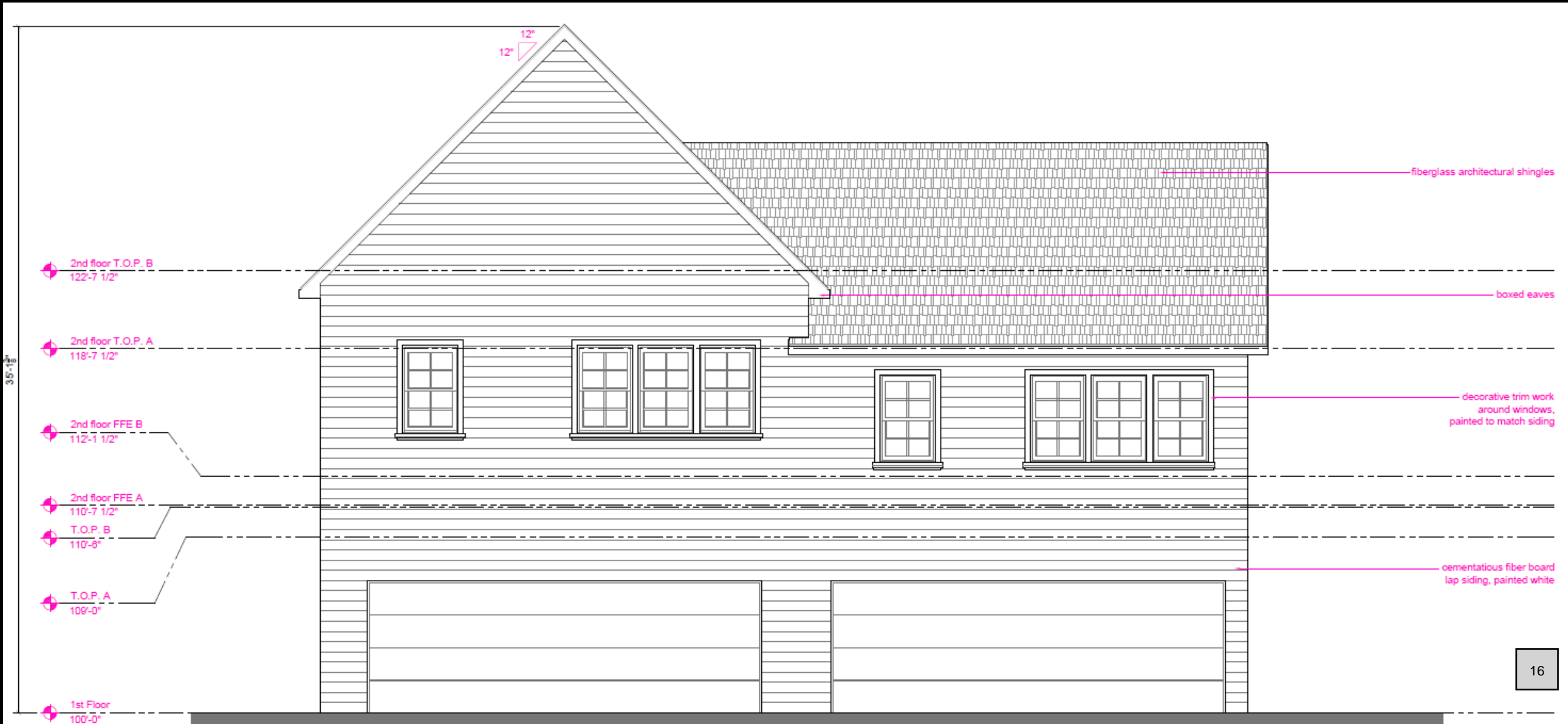
BIX



Elevations and Materials

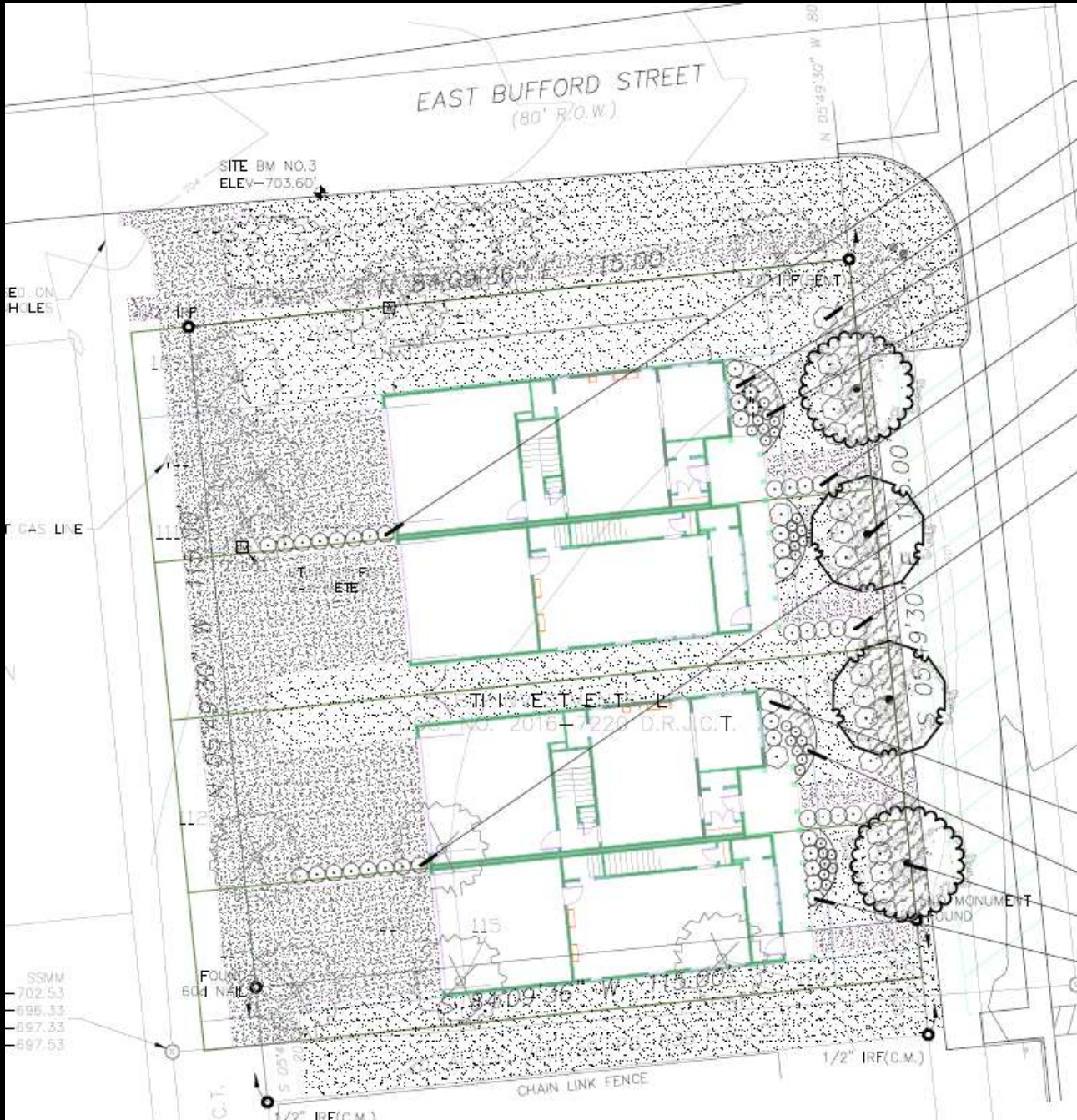


Elevations and Materials



Recommendation

- Recommend approval of the development plan with waiver

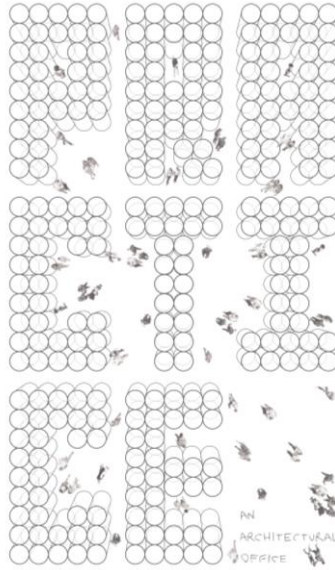


Practice

an architectural office

829 WEST JEFFERSON BOULEVARD, DALLAS, TEXAS 75208

office@practicearchitecturaloffice.com



09 January 2024

Statement of Architectural and Contextual Compatibility
RE: 200 South Dobson Street Townhomes

Dear committee members,

Attached you will find our proposed elevations and plans for 2 duplexes on 200 South Dobson Street. We recognize the importance of maintaining the distinct historical character of Burleson's Old Town District and weaving this new project into the existing fabric. In accordance with Burleson's historic design guidelines, we chose to design the townhomes in the "Rural Farmhouse" style.

Our goal is for the design to read like 2 farmhouses in keeping with the scale of the neighborhood rather than 4 individual houses. Two long porches dominate the front elevation and each unit has a minimum of 100 square feet of covered porch area complete with white painted wood railing and columns with decorative corbels in a simple farmhouse style. Dormers and gables accentuate the roof line with dark grey architectural fiberglass shingles.

The townhomes are situated on the site to maximize their front yards while the 3' tall white picket fences provide a degree of privacy for each home.

The material selection is simple with fiber cement siding wrapping the building and an all white color pallet for the materials except for a subtle pop of color on the front doors. All windows are multi-paned and double hung with traditional trim work. The white shutters mark the front façade windows from the secondary elevations. The siding, trim, and shutters will be made from a fiber cement material which requires less maintenance and is resistant to mold and decay but still gives the look and feel of real wood.

Practice

an architectural office

829 WEST JEFFERSON BOULEVARD, DALLAS, TEXAS 75208

office@practicearchitecturaloffice.com

The project's design is intended to emphasize the unique character of Burleson's Old Town and we hope the committee appreciates the respect the design gives to the rural farmhouse style.

Sincerely,

Kim Tran

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1 EAST ELEVATION
A2.01 1/4" = 1'-0"

PAPER SIZE
ANSI D (22X34)

Item A.

PRACTICE an architectural office

829 W. Jefferson Blvd.
Dallas, TX 75208
817.602.2684



Jessica Nelson

05 dec 2023

DOBSON TOWNHOMES

200 South Dobson Street
Burleson, Texas

PROJECT NO. C0069

ISSUE DATE 09 jan 2023

REV.	DESCRIPTION	DATE
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1	city comments	11-13-2023
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DRAWN BY: wph
PLOT DATE: 12/5/2023

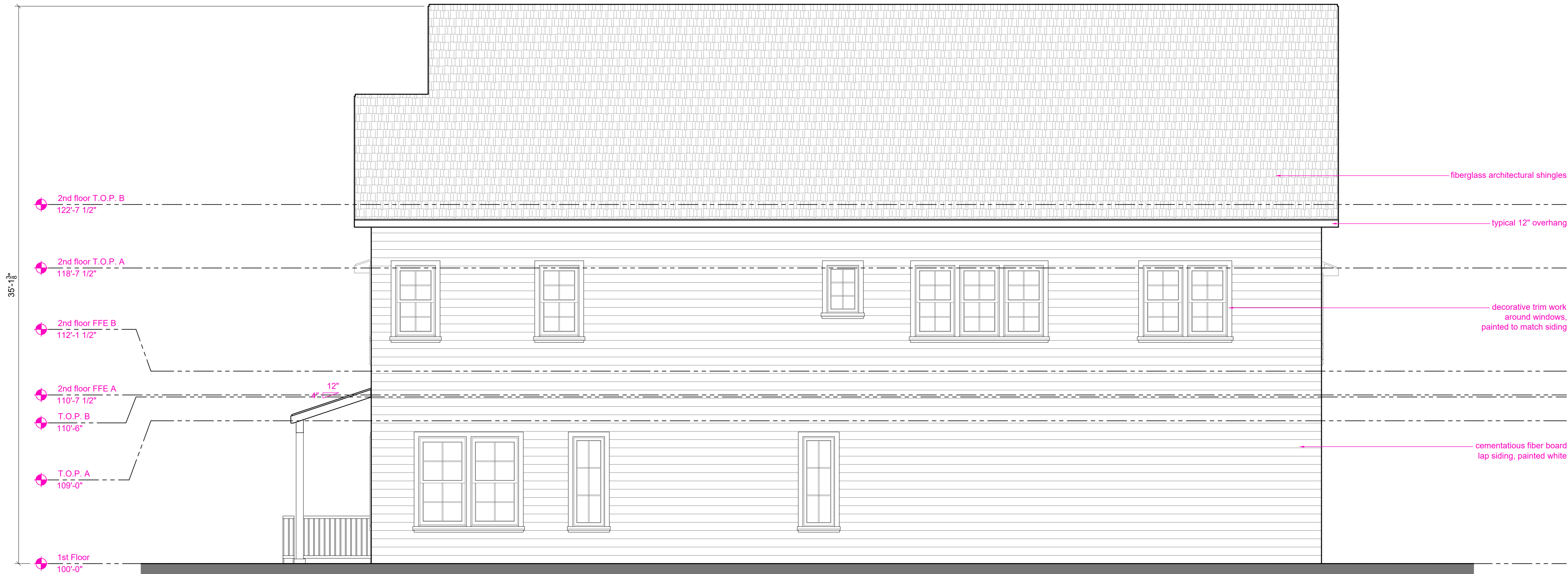
EXTERIOR ELEVATIONS

a

A2.01

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1 NORTH ELEVATION
A2.02 1/4" = 1'-0"



PAPER SIZE
ANSI D (22X34)

Item A.

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817.602.2684



Jessica Nelson
05 dec 2023

DOBSON TOWNHOMES

200 South Dobson Street
Burleson, Texas

PROJECT NO. C0069
ISSUE DATE 09 jan 2023

REV.	DESCRIPTION	DATE
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1	city comments	11-13-2023
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DRAWN BY: wsl/bh
PLOT DATE: 12/15/2023

EXTERIOR ELEVATIONS

a

A2.02

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1 SOUTH ELEVATION
A2.03 1/4" = 1'-0"

PAPER SIZE
ANSI D (22X34)

Item A.

PRACTICE an architectural office

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Dallas, TX 75208
817.602.2684



Jessica Nelson

05 dec 2023

DOBSON TOWNHOMES

200 South Dobson Street
Burleson, Texas

PROJECT NO. C0069
ISSUE DATE 09 jan 2023

REV.	DESCRIPTION	DATE
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1	city comments	11-13-2023
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DRAWN BY: wjs/gh
PLOT DATE: 12/5/2023

EXTERIOR ELEVATIONS

a

A2.03

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1 WEST ELEVATION
A2.04 1/4" = 1'-0"

PAPER SIZE
ANSI D (22X34)

Item A.

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Dallas, TX 75208
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Jessica Nelson

05 dec 2023

DOBSON TOWNHOMES

200 South Dobson Street
Burleson, Texas

PROJECT NO. C0069

ISSUE DATE 09 jan 2023

REV.	DESCRIPTION	DATE
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1	city comments	11-13-2023
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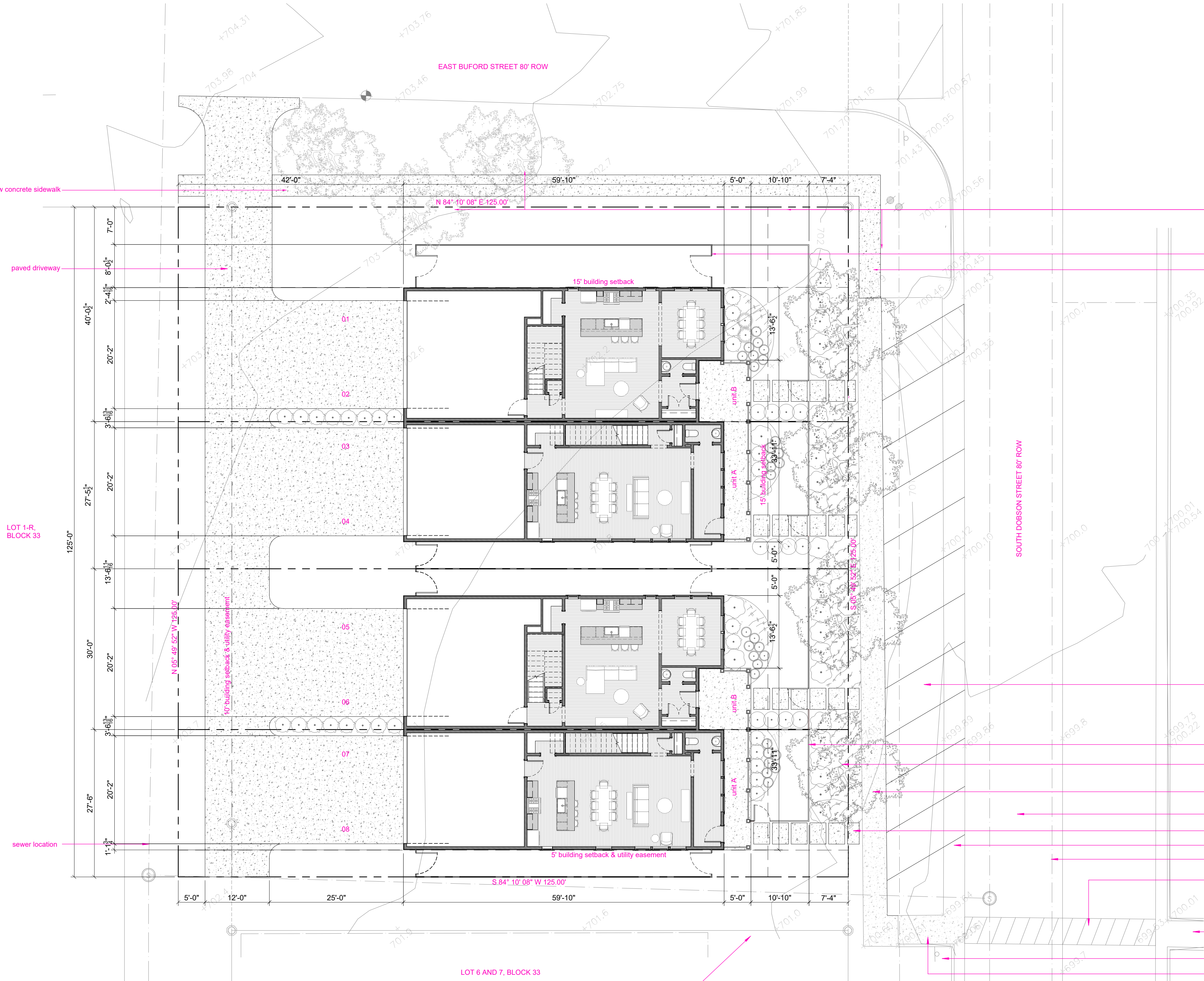
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PLOT DATE: 12/5/2023

EXTERIOR ELEVATIONS

a

A2.04

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1 SITE PLAN
AS1.01 3/32" = 1'-0"

Project Data:

Site: 0.3036 acres (13,225 sq ft)

Owner: Paul Jenkins,
Rhythm Ventures, LLC
5049 Edwards Ranch Rd
Fort Worth, TX 76109

Architect: Jessica Nelson,
Practice, an Architectural Office
829 W. Jefferson Blvd
Dallas, TX 75211

Lot: 8 and 9 of block 33

Parking required and provided: 2 spaces per
residence

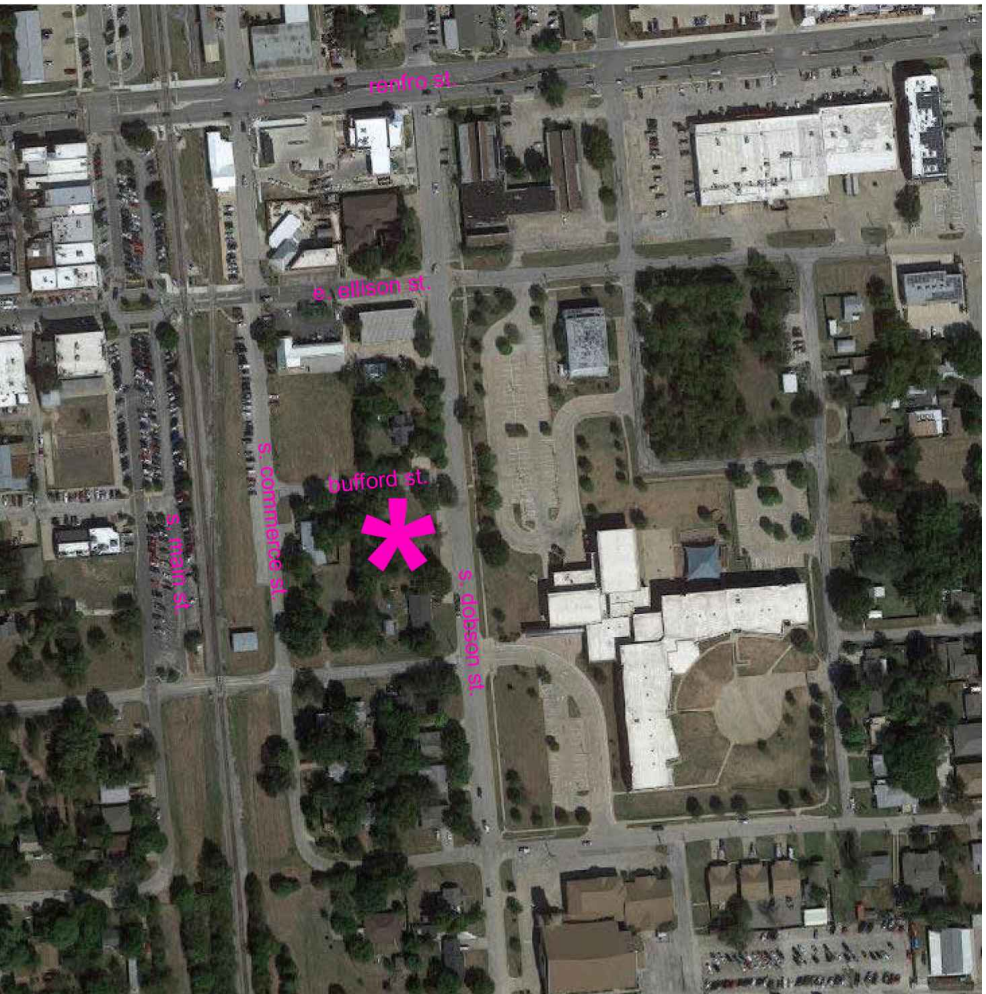
Zoning and Use: SFA, Townhomes

Lot coverage: 6,019 sf

existing trees to be preserved / protected , ref
landscape plans

8' tall white painted wood fence

new concrete sidewalk



existing asphalt parking

3' tall white painted picket fence

new trees and landscaping, ref
landscape plans

existing sidewalk

existing asphalt road

new concrete pavers

existing concrete

existing water line

existing cross walk

existing concrete ramp

existing fire hydrant

existing concrete ramp

existing chain link fence

PAPER SIZE
ANSI D (22X34)

Item A.

PRACTICE an architectural office

829 W. Jefferson Blvd.
Dallas, TX 75208
817.602.2684



05 dec 2023

DOBSON TOWNHOMES

200 South Dobson Street
Burleson, Texas

PROJECT NO. C0069

ISSUE DATE 09 jan 2023

REV.	DESCRIPTION	DATE
1	city comments	11-13-2023
2	city comments	12-05-2023

DRAWN BY: wjnh
PLOT DATE: 12/05/2023

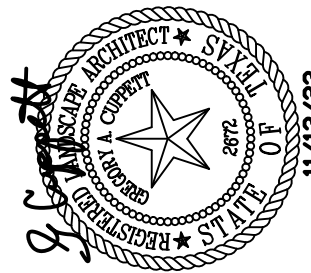
SITE PLAN

a

AS1.01

Date DEC 04, 2023
 Drawn By GAC
 Checked By GAC
 Revisions

FAN - CUPPETT
LANDSCAPE ARCHITECTS, LLC
 1921 MAPLEWOOD DR
 WEATHERFORD, TX 76087
 862-215-9151
 PLANS AND OPEN SPACE PLANNING - LANDSCAPE ARCHITECTURE - IRRIGATION DESIGN



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DOBSON TOWNHOME
 200 S DOBSON
 BURLESON, TEXAS

Sheet No.

L-1

CITY OF BURLESON LANDSCAPE REQUIREMENTS

AREA	MINIMUM 20% OF LOT TO BE LANDSCAPED	
MINIMUM AMOUNT OF LANDSCAPE AREA	REQUIRED	PROVIDED
	13,221 X 20% = 2,644 SF	4,744 SF
MAXIMUM AMOUNT OF GRASS/ GROUND COVER	MAXIMUM 90% OF REQUIRED LANDSCAPING TO BE TURF/GROUND COVER MINIMUM 10% OF REQUIRED LANDSCAPING TO BE SHRUBS/ORNAMENTAL GRASSES	
	REQUIRED	PROVIDED
MINIMUM AMOUNT OF FRONT YARD LANDSCAPING	2,644 X 10% = 264 SF MIN SHRUB	344 SF SHRUB/ORNAMENTAL GRASS = 11% 2,761 SF TURF/GROUND COVER = 89%
	REQUIRED	PROVIDED
RDW FRONTAGE LANDSCAPE	10 FT LANDSCAPE STRIP REQUIRED AT STREET RDW	
	REQUIRED	PROVIDED
10' LANDSCAPE STRIP	10' MINIMUM LANDSCAPE STRIP	
	ONE 3" CANDPY TREE REQUIRED PER EACH 60 FT. OF RDW	
REQUIRED	PROVIDED	
	115 LF/60 = (2) TREES 115 LF/60 = (2) TREES	(2) TREES (2) TREES
ONE 5 GAL SHRUB REQUIRED PER EACH 5 FT. OF RDW	REQUIRED	PROVIDED
	115 LF/5 = (23) SHRUBS 115 LF/5 = (23) SHRUBS	(23) SHRUBS (23) SHRUBS LOCATED THROUGH OUT SITE
PARKING LOT LANDSCAPING	A 162 SF LANDSCAPE ISLAND FOR EACH 12 PARKING SPACES	
	REQUIRED	PROVIDED
(9 SPACES / 12) X 126 = 95 SF	497 SF OFF SITE	
	9 SPACES / 12 = (1) TREES	(1) EXISTING TREES
LANDSCAPE CREDITS		

PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR OWNER APPROVAL.

NOTES:

1. TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL OFF SITE DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY TOWN.
3. NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPING FOR 90 DAYS PAST THE FINAL INSPECTION.
5. TURF SHALL BE ESTABLISHED IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLAN.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
TREES								
	QUE SHU	2	Quercus shumardii	Shumard Oak	3" Cal.	12' Height Min	As Shown	Single Straight Trunk
	ULM CRA	2	Ulmus crassifolia	Cedar Elm	3" Cal.	12' Height Min	As Shown	Single Straight Trunk
SHRUBS								
	ILE NAN	12	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5 gal.		36" O.C.	
	MUH CAP	2	Muhlenbergia capillaris	Pink Muhly Grass	5 gal.		36" O.C.	
	MUH REV	30	Muhlenbergia reverchonii	Seep Muhly	3 gal.		24" O.C.	
	MYR DON	28	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	5 gal.		48" O.C.	
	PIT TRI	29	Pittosporum tobira 'Dwarf Variegata'	Dwarf Variegated Pittosporum	5 gal.	18"-24"	36" O.C.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
GROUND COVERS								
	CYN DAC	7,009 sf	Cynodon dactylon	Bermudagrass	Solid Sod			
	LIR BIG	647	Liriope muscari 'Big Blue'	Big Blue Lillyturf	4" pots		12" O.C.	12" o.c.

CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.

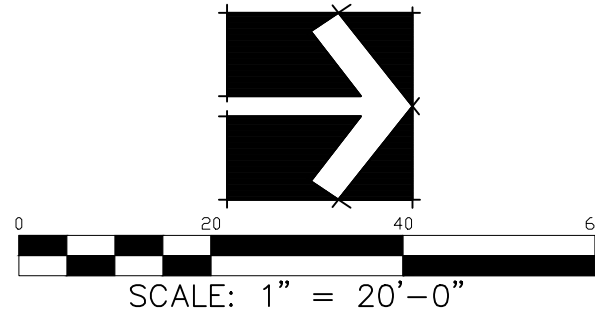
REFERENCE NOTES SCHEDULE

SYMBOL	01 GENERAL DESCRIPTION	QTY	DETAIL
01-01	Composite Edging	209 lf	

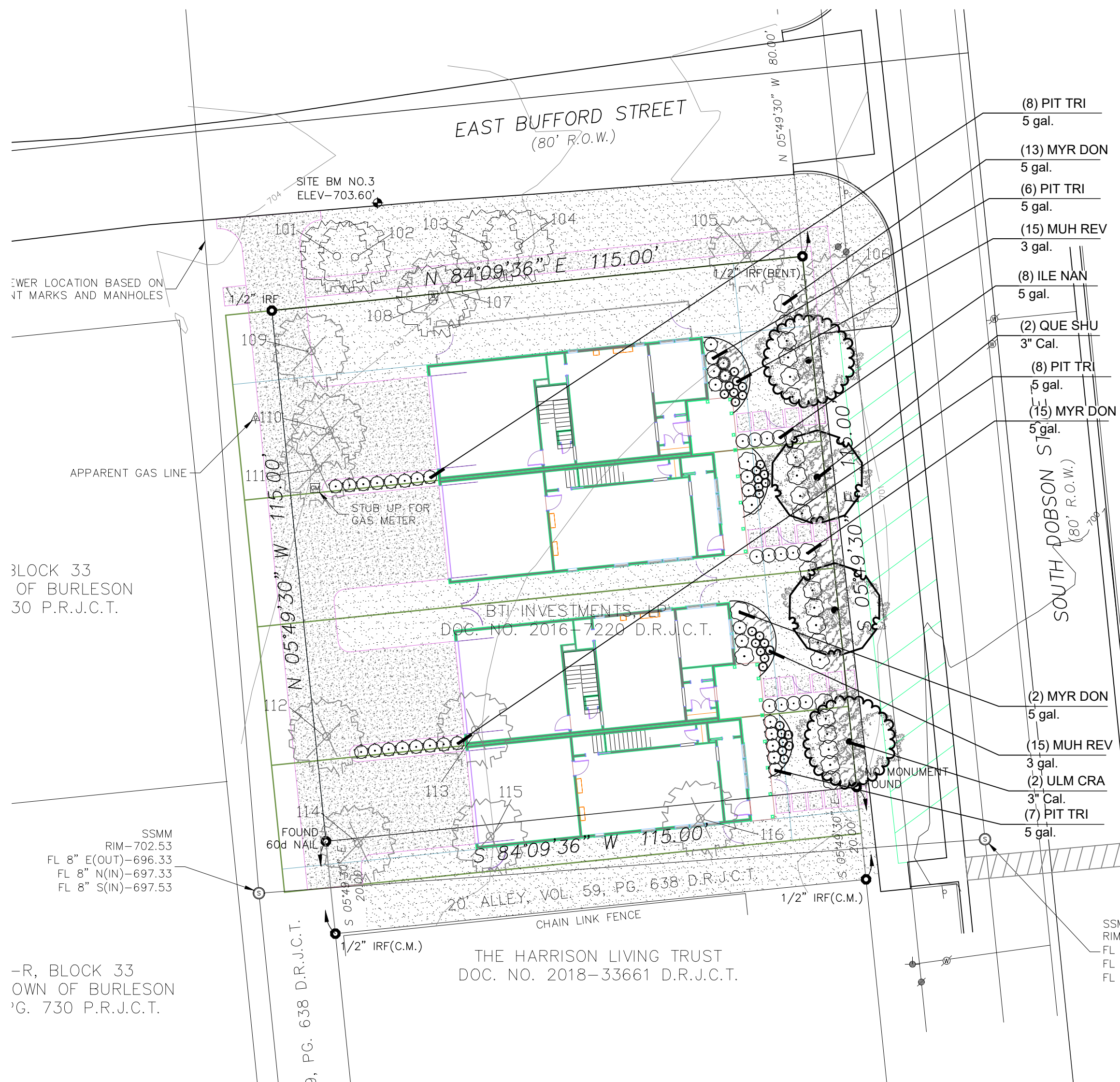
CAUTION!!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
 TEXAS EXCAVATION SAFETY SYSTEM (TESS)
 1-800-344-8377
 TEXAS ONE CALL SYSTEMS
 1-800-245-4545
 LONE STAR NOTIFICATION CENTER
 1-800-668-6344 EXT. 5



BEFORE YOU DIG...



LANDSCAPE PLAN



TREE SURVEY

NO.	DBH	SPECIES	CONDITION	COMMENT	DISPOSITION
101	15"	HACKBERRY	FAIR-MISTLETOE	PRESERVE	OFF SITE
102	18"	ELM	FAIR-MISTLETOE	PRESERVE	OFF SITE
103	9"	HACKBERRY	FAIR-MISTLETOE	PRESERVE	OFF SITE
104	12"	HACKBERRY	FAIR-MISTLETOE	PRESERVE	OFF SITE
105	22"	ELM	FAIR-MISTLETOE	REMOVE	OFF SITE
106	22"	ELM	FAIR-MISTLETOE	REMOVE	OFF SITE
107	7"	HACKBERRY	FAIR-MISTLETOE	REMOVE	EXEMPT SPEC
108	8"	HACKBERRY	FAIR-MISTLETOE	PRESERVE	
109	13"	HACKBERRY	FAIR-MISTLETOE	REMOVE	
110	7"	OAK	GOOD	REMOVE	
111	12"	HACKBERRY	FAIR-MISTLETOE	REMOVE	
112	13"	HACKBERRY	POOR	REMOVE	
113	34"	PECAN	GOOD	REMOVE	
114	17"	HACKBERRY	FAIR-MISTLETOE	REMOVE	
115	48"	PECAN	POOR	REMOVE	
116	10"	HACKBERRY	FAIR-MISTLETOE	REMOVE	

TOTAL MITIGATION REQUIRED

NO MITIGATION REQUIRED

LEGEND

- 499 EXISTING TREE TO BE PRESERVED/PROTECTED
- 499 EXISTING TREE TO BE REMOVED BY PERMIT

Old Town Design Standards Review Committee

DEPARTMENT: Development Services
FROM: Lidon Pearce, Senior Planner
MEETING: January 17, 2024

SUBJECT:

Crown Magnolia Offices (Case 23-284): Consider a development plan for Crown Magnolia Offices located at 124 Magnolia Street. (*Staff Presenter: Lidon Pearce, Senior Planner*)

SUMMARY:

On October 2, 2023, a development plan was submitted by Nathan Harsh (owner) on approximately .359 acre of land addressed as 124 Magnolia Street. The applicant is proposing 2 two-story office buildings with a “Vernacular Commercial Storefront” architectural style.

Site Plan:

The applicant has submitted a site plan concurrent with the development plan, which confirms to the parking, landscaping, and general yard requirements for this location as outlined in the C, Commercial zoning district and OT, Old Town overlay district.

Building Elevations:

Per the Old Town overlay district, buildings have unrestricted siding materials that consist of brick and stone. The proposed buildings are designed with a majority of the façade being stone and brick, less the windows and doors. The design is in keeping with a complementary architectural style as seen in similar commercial buildings throughout Old Town.

Proposed Architectural Style:

Vernacular Commercial Storefront (1860s to 1920)

Vertical ordering of front façade into a definitive Base, Body and Cap	In conformance
Larger display windows with a window pediment or base	In conformance
First floor transom windows.	In conformance

Recessed street entry	In conformance
Double street entry doors	In conformance
Tall second-story windows	In conformance
Cornice molding and accents at roof parapet.	In conformance

The development plan, SACC Memo, and building elevations are attached as Exhibit 3.

RECOMMENDATION:

Recommend approval of the development plan.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

REFERENCE:

[City of Burleson, TX OLD TOWN DESIGN STANDARDS
\(\[ecode360.com\]\(#\)\)](#)

[City of Burleson, TX GENERALLYSearch: § 4-4
Classification of architectural styles. \(\[ecode360.com\]\(#\)\)](#)

FISCAL IMPACT:

None

STAFF CONTACT:

Lidon Pearce, CNU-A, AICP
Senior Planner
lpearce@burlesontx.com
817-426-9649

Crown Magnolia Offices



Location:

- 124 Magnolia Street
- .359 acres

Applicant:

Nathan Harsh (owner)

Item for approval:

Development Plan
(23-284)



Crown Magnolia Offices

Property Information:

Zoned C, Commercial

Located in the OT, Old Town
Overlay district

Summary:

2 two-story office buildings
with a “Vernacular
Commercial Storefront”
architectural style



Commercial Building Precedents

(1) Historic Burleson, Along Main Street –

This historic photograph of Main Street helped provide inspiration for the “Vernacular Commercial Storefront” for the proposed office buildings.



(2) American National Bank (Previously Named) Building –

This building in Old Town helped provide inspiration for the proposed two-story office buildings.



Vernacular Commercial Storefront

Old Town Design Standard	Conformance
Vertical ordering of front façade into a definitive Base, Body and Cap	Yes
Larger display windows with a window pediment or base	Yes
First floor transom windows.	Yes
Recessed street entry	Yes
Double street entry doors	Yes
Tall second-story windows	Yes
Cornice molding and accents at roof parapet.	Yes

Elevations and Materials

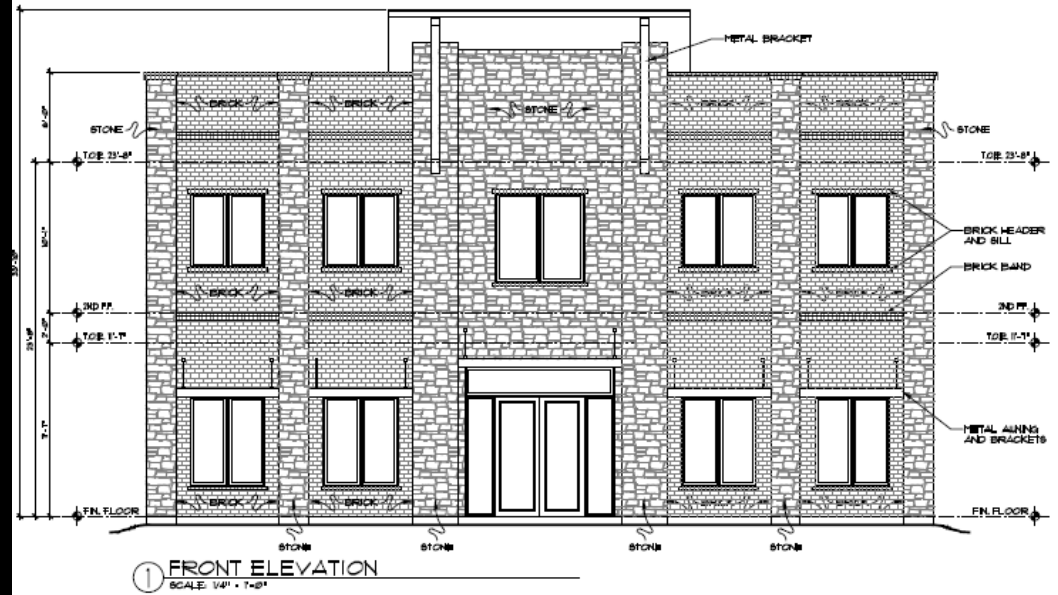
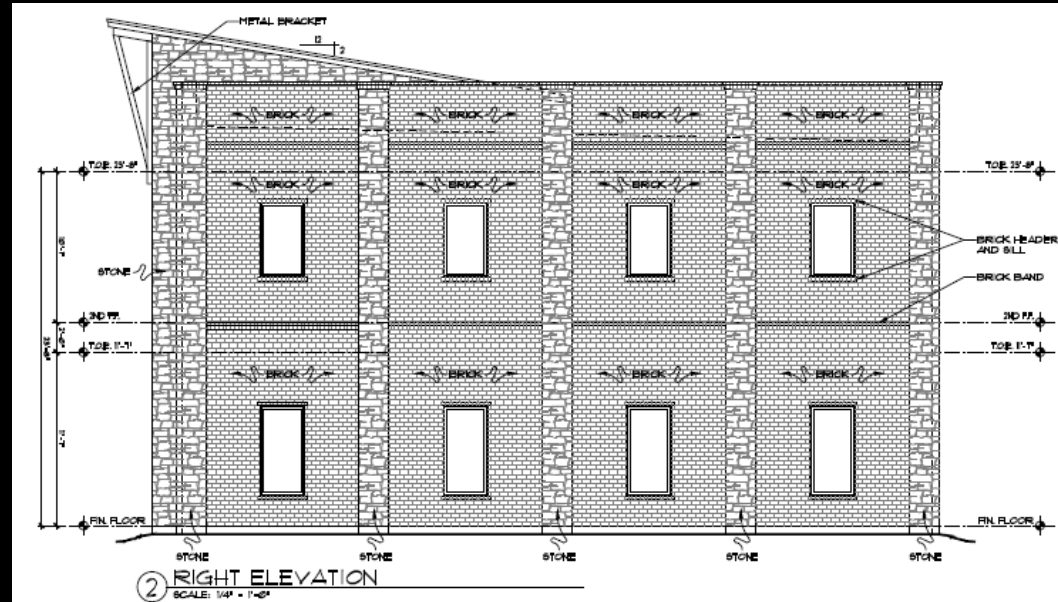
Item B.



MATERIAL CALCULATIONS		
FRONT ELEVATION	STONE/BRICK	100%
RIGHT ELEVATION	STONE/BRICK	100%
REAR ELEVATION	STONE/BRICK	100%
LEFT ELEVATION	STONE/BRICK	100%

WINDOW CALCULATIONS	
FRONT ELEVATION	
GROUND FLOOR WINDOW COVERAGE	40%
SECOND FLOOR WINDOW COVERAGE	13%

WINDOW CALCULATIONS	
SIDE ELEVATION	
TOTAL WINDOW COVERAGE	8%





Recommendation

- Recommend approval of the development plan





City of Burleson

09-29-2023

141 W. Renfro St.

Burleson, Texas 76028

Statement of Architectural and Contextual Compatibility

RE: Office Buildings located at 124 NW Magnolia St.

Project Overview -

The proposed construction is for two identical, two-story, office buildings to be situated along NW Magnolia Street, at the intersection of SW Haskew Street.

The project will consist of two phases, with Phase 1 resulting in the construction of Building 1 (situated at the Magnolia/Haskew intersection) along with the required site work, and Phase 2 resulting in the construction of Building 2 along with the remaining site work.

Architectural Elements -

1. The overall height of the building will be 33'-10". The height to the top of the parapet wall will be 29'-8", which would be a similar height to other two-story buildings within surrounding blocks of the property.
2. The proportion of the buildings front façade will be vertically-oriented. There will be a vertical ordering (base, center, and cap), emphasized by tall, stone pilasters.
3. The proportion of openings will also be vertically-oriented, with vertical alignment between Ground Floor windows and Second Floor windows.
4. The solid-to-void relationship on the front façade will match typical "Vernacular Commercial Storefront" precedents as seen throughout Old Town, and will meet wall surface-to-window percentage requirements (*Old Town Design Standards*) at both the Ground Floor and Second Floor. At the Entry, sidelights and a transom window will be utilized to emphasize the entrance for the public.

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5. The buildings will be set back from the public street enough to allow for 90-degree parking stalls, a landscape strip, a 5'-0" sidewalk, and another landscape strip, altogether establishing a cohesive streetscape environment. Building 1 and Building 2 will be separated by 10'-0" of sidewalk.
6. The building entrance will have a metal awning just above the Entry doors that projects from the building 2'-0", with deep, stone pilasters on each side. In order to further highlight the entrance, the sloped roof above will project 5'-0" from the building.
7. Verticality will be emphasized by tall, stone pilasters, with brick infill between. Brick bands will be utilized in order to help establish the vertical ordering of the facades.
8. The building texture will vary between a common brick and stone, with metal awning accents.
9. The buildings will follow the "Vernacular Commercial Storefront" architectural style as described in the *Old Town Design Standards* for the City of Burleson.

There will be a vertical ordering of the facades, utilizing protruding brick bands to highlight the base, center, and cap. The verticality will be emphasized by the contrast of tall, stone pilasters, and brick infill set back between. At the Ground Floor there will be taller windows with metal awnings above. At the Second Floor there will be tall windows as well (although not as tall as the Ground Floor windows).

The main entrance will be a focal point, emphasized by storefront doors, sidelights, and a transom window with an awning above. Above the Entry, at the Second Floor, the windows grow larger in height. Above this there will be a large sloped roof that extends above and beyond the parapet wall, supported by brackets, in order to highlight the main entrance and ultimately act as a visual receiving point for all visitors.

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10. The roof shapes consist of low-slope roofs, behind parapet walls. There is also a separate sloped roof, extending out over the Entry. This sloped roof relates back to some of the Division "I" Building (*Old Town Design Standards*) characteristics, and also shares similarities with the Ground Floor, sloped, metal awnings seen throughout Old Town Burleson.
11. Both Building 1 and Building 2 will both be situated 4'-10" off of the property line along NW Magnolia Street. Together, the buildings will help establish an architectural streetscape.
12. Landscaping requirements will be met by providing 5-gallon shrubs on either side of the public 5'-0" sidewalk. There will also be a new 3"-caliper tree situated at the NW Magnolia Street/SW Haskew Street intersection.
13. Ground cover requirements, as seen in the *Old Town Design Standards*, will be provided for.
14. The scale of the building will match other two-story, "Vernacular Commerical Storefront" buildings as seen throughout Old Town Burleson.
15. The front façade (Type A) will face the North-East direction, oriented towards NW Magnolia Street.
16. The proposed buildings will consist of similar elements as seen in Old Town Burleson, by following the established standards for the "Vernacular Commercial Storefront" style (*Old Town Design Standards*).

Conclusion -

Haddock Design has completed multiple commercial designs for local Burleson businesses, as well as numerous residential projects within, and outside of, Burleson city limits.

The goal of this proposed project is to construct two office buildings, which integrates with the surrounding Old Town commercial buildings by utilizing architectural elements commonly seen in the "Vernacular Commercial Storefront" architectural style. Thereby providing office space for local businesses, while at the same time maintaining the historic facades and streetscape as seen throughout Old Town Burleson.

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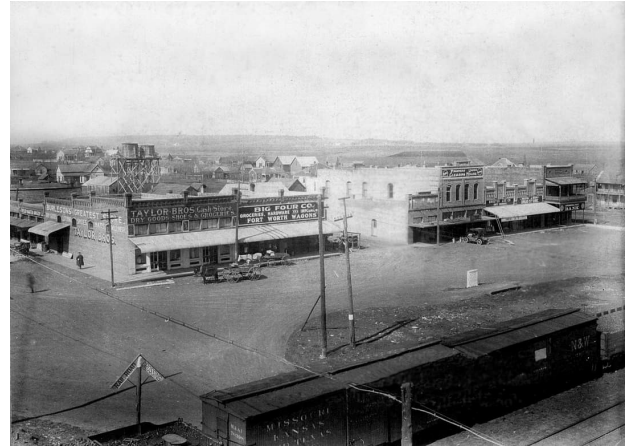
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Commercial Building Precedents – City of Burleson

(1) Historic Burleson, Along Main Street –

This historic photograph of Main Street helped provide inspiration for the “Vernacular Commercial Storefront” for the proposed office buildings.



(2) American National Bank (Previously Named) Building –

This building in Old Town helped provide inspiration for the proposed two-story office buildings.



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CROWN MAGNOLIA OFFICE BUILDINGS

CROWN MAGNOLIA OFFICE BUILDINGS

1124 NW MAGNOLIA STREET
LOTS 1, 2, PORTION OF 3,

BLOCK 11
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

PLAN NUMBER
10493023

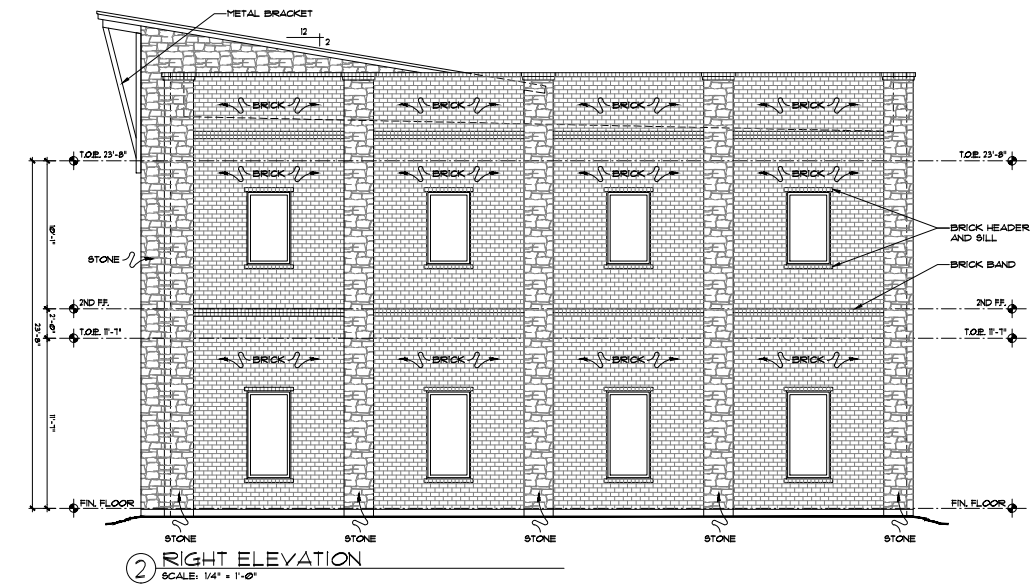
DATE
01/30/2023

SHEET NUMBER
CS

MATERIAL CALCULATIONS		
FRONT ELEVATION	STONE/BRICK	100%
RIGHT ELEVATION	STONE/BRICK	100%
REAR ELEVATION	STONE/BRICK	100%
LEFT ELEVATION	STONE/BRICK	100%

WINDOW CALCULATIONS	
FRONT ELEVATION	
GROUND FLOOR WINDOW COVERAGE	40%
SECOND FLOOR WINDOW COVERAGE	13%

WINDOW CALCULATIONS	
SIDE ELEVATION	
TOTAL WINDOW COVERAGE	8%



Item B.

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CROWN MAGNOLIA OFFICE BUILDINGS
124 NW MAGNOLIA STREET
LOTS 1, 2, PORTION OF 3,
BLOCK 11
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

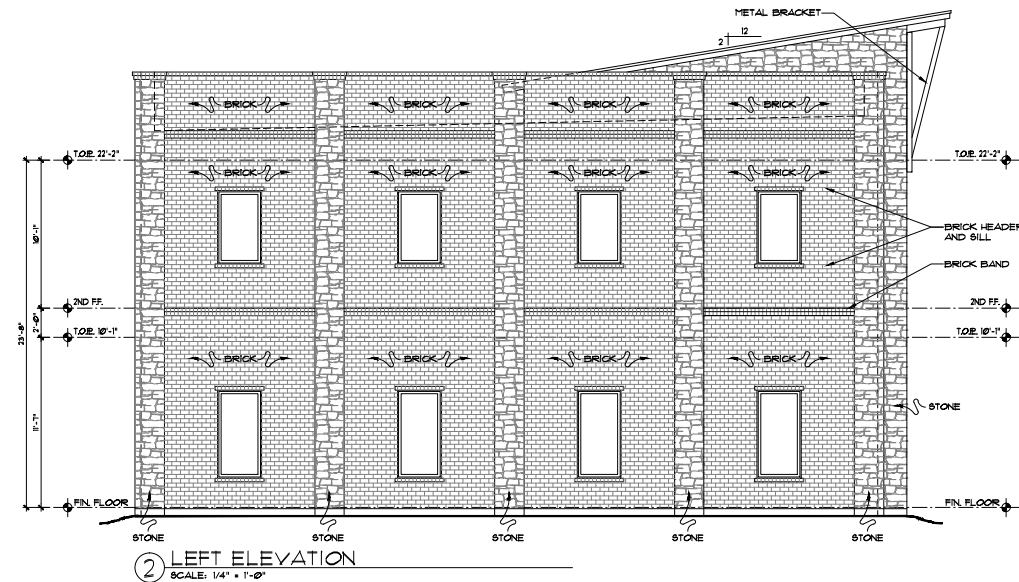
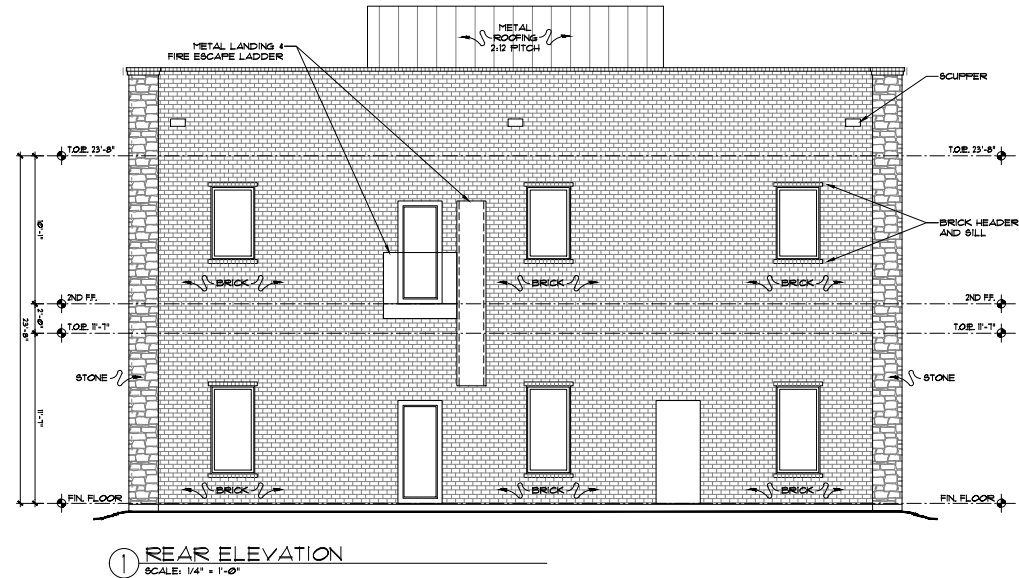
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DATE
10/30/2023

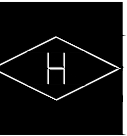
SHEET NUMBER
A4

39

WINDOW CALCULATIONS	
SIDE ELEVATION	
TOTAL WINDOW COVERAGE	8%



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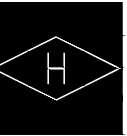
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CROWN MAGNOLIA OFFICE BUILDINGS
124 NW MAGNOLIA STREET
LOTS 1, 2, PORTION OF 3,
BLOCK 11
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

PLAN NUMBER
10493023

DATE
10/30/2023

SHEET NUMBER
A5



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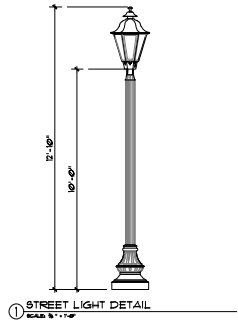
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CROWN MAGNOLIA OFFICE BUILDINGS
124 NW MAGNOLIA STREET
LOTS 1, 2, PORTION OF 3,
BLOCK 11
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

PLAN NUMBER
10493023

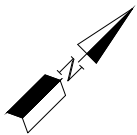
DATE
10/30/2023

SHEET NUMBER
A1.2



LOT SQUARE FOOTAGE	
TOTAL SITE SQUARE FOOTAGE	15625 SF
BUILDING SQUARE FOOTAGE	4930 SF
PARKING REQUIRED	25
PARKING	STANDARD SPACES - 24 ACCESSIBLE PARKING SPACES - 1 LANDSCAPE ISLAND CREDIT - 0

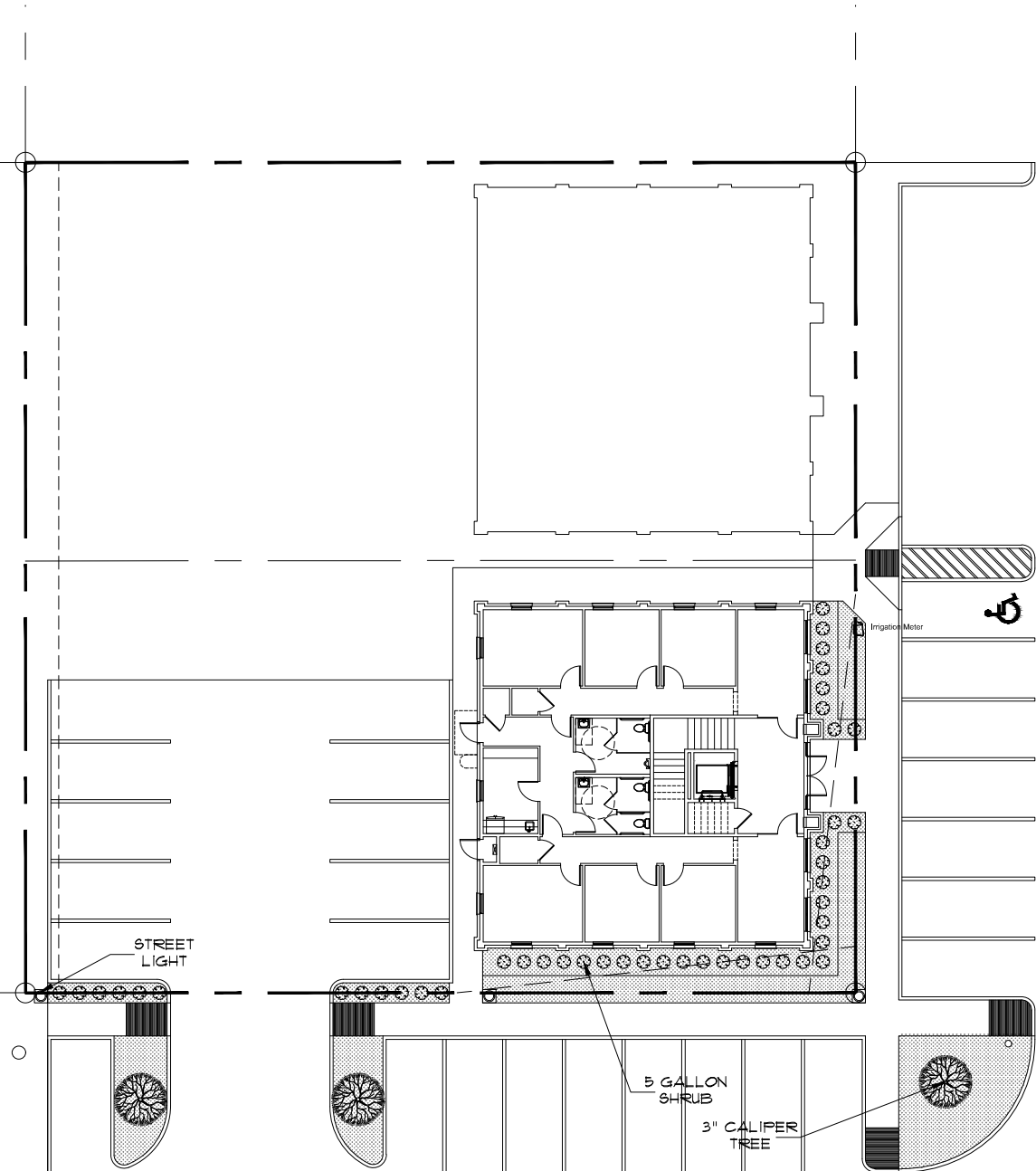
LANDSCAPE REQUIREMENTS	
TOTAL SITE SQUARE FOOTAGE	15625 SF
LANDSCAPE AREA REQUIRED	3125 SF (20%)
LANDSCAPE PROPOSED	(45) 5 GALLON SHRUBS = 1125 SF (3) 3" CALIPER TREES = 600 SF 1475 SF GRASS/GROUND = 1475 SF (9%) TOTAL LANDSCAPING = 3200 SF (20%)

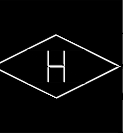


PHASE 1 LANDSCAPE PLAN

1/8"=1'-0"

124 NW MAGNOLIA STREET
LOTS 1, 2, PORTION OF 3,
BLOCK 11
CITY OF BURLESON
JOHNSON COUNTY, TEXAS





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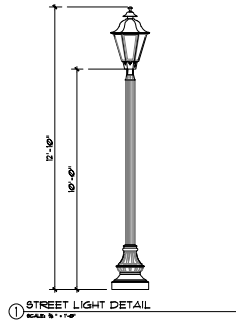
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CROWN MAGNOLIA OFFICE BUILDINGS
124 NW MAGNOLIA STREET
LOTS 1, 2, PORTION OF 3,
BLOCK 11
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

PLAN NUMBER
10493023

DATE
10/30/2023

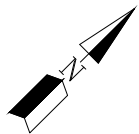
SHEET NUMBER
A1.4



1 STREET LIGHT DETAIL
SCALE 5/16\"/>

LOT SQUARE FOOTAGE	
TOTAL SITE SQUARE FOOTAGE	15625 SF
BUILDING SQUARE FOOTAGE	4930 SF (PER BUILDING)
PARKING REQUIRED	50
PARKING	STANDARD SPACES - 44 ACCESSIBLE PARKING SPACES - 2 LANDSCAPE ISLAND CREDIT - 4

LANDSCAPE REQUIREMENTS	
TOTAL SITE SQUARE FOOTAGE	15625 SF
LANDSCAPE AREA REQUIRED	3125 SF (20%)
PARKING LANDSCAPE REQUIRED	600 SF (200 SF X 3)
LANDSCAPE PROPOSED	(62) 5 GALLON SHRUBS = 2400 SF (3) 3" CALIPER TREES = 200 SF 3223 SF GRASS/GROUND = 3100 SF (20%) TOTAL LANDSCAPING = 5768 SF (36%)



PHASE 2 LANDSCAPE PLAN

1/16"=1'-0"

124 NW MAGNOLIA STREET
LOTS 1, 2, PORTION OF 3,
BLOCK 11
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

