



Planning & Zoning Commission Agenda

Tuesday, October 13, 2026
6:00 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 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 Secretary prior to addressing the Committee. Each speaker will be allowed three minutes to speak.

Each person in attendance who desires to speak 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 Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of the items unless a Commissioner or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. Approval of the consent agenda authorizes the Development Services Director to place each item on the City Council agenda in accordance with the Planning and Zoning Commission's recommendations.

A. Consider approval of the minutes from September 29, 2026 Planning & Zoning Commission meeting.

4. **GENERAL**

A. 114 W. Ellison Street (CSP26-015): Consider and take possible action on a recommendation on a resolution for a Commercial Site Plan with waivers to landscaping and building setback. (Staff Contact: Emilio Sanchez, Deputy Director)

5. **COMMUNITY INTERESTS ITEMS**

6. **OTHER ITEMS FOR CONSIDERATION**

A. Nomination and Election of Planning and Zoning Commission Chairman.

B. Nomination and Election of Planning and Zoning Commission Vice Chairman.

7. **RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Board may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda. The Board may reconvene into open session and take action on posted items.

Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code

8. **ADJOURN**

Staff Contact

Tony McIlwain
Director of Development Services
817-426-9684

CERTIFICATE

I hereby certify that the above agenda was posted on this the **1st of October 2026, by 5:45 p.m.**, on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

ACCESSIBILITY STATEMENT

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.



Department Memo

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: October 13, 2026

SUBJECT:

Approve the minutes from September 29, 2026 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the September 29, 2026 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the September 29, 2026 Regular Session of the Planning & Zoning Commission meeting.

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

None

FISCAL IMPACT:

None

STAFF CONTACT:

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

PLANNING AND ZONING COMMISSION

September 29, 2026

MINUTES

Roll Call

Commissioners Present

David Hadley
Cynthia Plonien
Ashley Brookman
Beth Lytner
Clint Faram
Brandon Crisp

Commissioners Absent

Michael Tune
Michael Kurmes
Dan Taylor

Staff

Matt Ribitzki, City Attorney
Emilio Sanchez, Assistant Director Development Services
Brian Campbell, Senior Planner
Peggy Fisher, Administrative Assistant

REGULAR SESSION

1. Call to Order – 6:00 PM

Invocation – Beth Lytner

Pledge of Allegiance

Texas Pledge

2. Citizen Appearance

None

3. Consent Agenda

- A.** Consider approval of the minutes from September 15, 2026 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

Motion made by Commissioner Ashley Brookman and second by Commissioner Clint Faram to approve the consent agenda.

Motion passed, 6-0. Commissioners Michael Tune, Dan Taylor & Michael Kurmes were absent.

4. Public Hearing

None

5. Reports and Presentations

None

6. General

- A.** KMP located at 5500 Vantage Drive (CSP26-019): Consider and take possible action on a resolution for a Commercial Site Plan with a variance to fencing materials allowed in the Business Park Design Standards. *(Staff Contact: Emilio Sanchez, Deputy Director)*

Emilio Sanchez presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Motion made by Commissioner Clint Faram and second by Commissioner Beth Lytner to approve.

Motion passed, 6-0. Commissioners Michael Tune, Dan Taylor & Michael Kurmes were absent.

- B.** Wonder, located approximately at 725 SW Wilshire BLVD (CSP26-020): Consider and take possible action on a resolution for a Commercial Site Plan with a variance to the number of minimum parking spaces required for the change of use of the existing commercial building to include a physical therapy clinic, retail and restaurant. *(Staff Contact: Emilio Sanchez, Deputy Director)*

Emilio Sanchez presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Rel Cooper, applicant, addressed the commissioners and answered questions regarding this item.

Motion made by Commissioner Clint Faram and second by Commissioner Brandon Crisp to approve.

Motion passed, 5-1. Commissioner Beth Lytner was opposed. Commissioners Michael Tune, Dan Taylor & Michael Kurmes were absent.

7. Community Interest Items

None

8. Executive Session

In accordance with Chapter 551 of the Texas Government Code, the City Commission may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

A. Pending or Contemplated Litigation or to Seek the Advice of the City of Attorney Pursuant to Section 551.071

9. Adjourn

There being no further business Chair David Hadley adjourned the meeting.

Time – 6:40PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: October 13, 2026

SUBJECT:

114 W. Ellison Street (CSP26-015): Consider and take possible action on a recommendation on a resolution for a Commercial Site Plan with waivers to landscaping and building setback. (Staff Contact: Emilio Sanchez, Deputy Director)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Dynamic & Preferred City Through Managed Growth	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

On June 8, 2026, a development plan was submitted by Brad Berry with Form Studios, on behalf of Shipman Companies (Owners), of approximately 0.153 acres of land addressed as 114 W. Ellison Street. The applicants are proposing a new two-story commercial building in the "Neoclassical/Georgian Revival" architectural style.

Site Plan:

The applicants have submitted a site plan concurrently with the development plan, which does not conform to the landscaping, general yard requirements and sidewalk width requirements as outlined in the Central Commercial zoning district and the OT, Old Town overlay district.

The applicants are requesting waivers to the following:

Landscaping requirements-applicants propose to add landscaping to the Right-of-Way adjacent to the building to meet the required 20% of the total site square footage. Site is required to

provide 1,332 square feet of landscaping and the applicants are proposing 1,437 square feet of landscaping improvements in the right-of-way.

Building setbacks- the building will be setback two feet from the property line. The applicants request the encroachment of awnings, canopies and balconies to extend beyond the property line and into the adjacent right-of-way. These features will hang over the sidewalk.

City Council's approval of a *Right-of-Way Use Agreement* is required for the landscaping improvements, architectural encroachments, and any other anticipated encroachments. This is a similar approach that was taken with the Ellison Street buildings, adjacent to the Mayor Vera Calvin Plaza.

Proposed Architectural Style: Neoclassical/Georgian Revival (1880s to 1950)

Building Characteristics of Neoclassical/Georgian Revival

Two-to-four stories in height.	Contains this building characteristic
Full-height entrance porch, full-façade portico, or porch with round columns with complex capitals.	Does not contain this building characteristic
Flat roof with parapet and metal or cast stone cornice; or low-pitched hip roof, with roof-line balustrades, dormers in Classical style.	Contains this building characteristic
Rectangular windows (sometimes arched) with double-hung sashes, symmetrical, multipaned.	Contains this building characteristic
Prominent center window on second story often arched or curved.	Contains this building characteristic
Decorative pediments, brackets, cantilevered wall extensions, masonry columns and quoins, botanic garlands, rosettes, trim and brackets.	Contains this building characteristic
Exterior walls of brick, quarried stone and granite, limestone panels.	Contains this building characteristic

The Statement of Architectural and Contextual Compatibility (SACC), variance request, development plan, and building elevations are attached as Exhibit 4.

RECOMMENDATION:

Staff recommends approval of a recommendation on a resolution for a Commercial Site Plan with waivers to landscaping and building setback.

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

9.23.2026: *The Old Town Design Standards Review Committee recommended approval 7 to 0.*

REFERENCE:

<https://ecode360.com/39940294>

FISCAL IMPACT:

N/A

STAFF CONTACT:

Emilio Sanchez
Deputy Director
esanchezl@burlesontx.com
817-426-9686



Case CSP26-015

PRESENTED TO PLANNING AND ZONING COMMISSION 10.12.2026

EMILIO SANCHEZ

DEVELOPMENT SERVICES DEPUTY DIRECTOR

CSP26-015– 114 W Ellison Street

Location:

- 114 W Ellison Street

Applicant:

- Brad Berry with Form Studios
- David Shipman with Shipman Companies (Owners)

Item for approval:

Commercial Site Plan with waivers to landscaping and building setbacks for a new commercial building.



Property Information

Property Information:

- Zoned CC, Central Commercial District
- Located in the OT, Old Town Overlay District

Summary:

The applicant is proposing a new two-story Commercial Building in the “Neoclassical/Georgian Revival” architectural style with waivers to landscaping and setbacks.



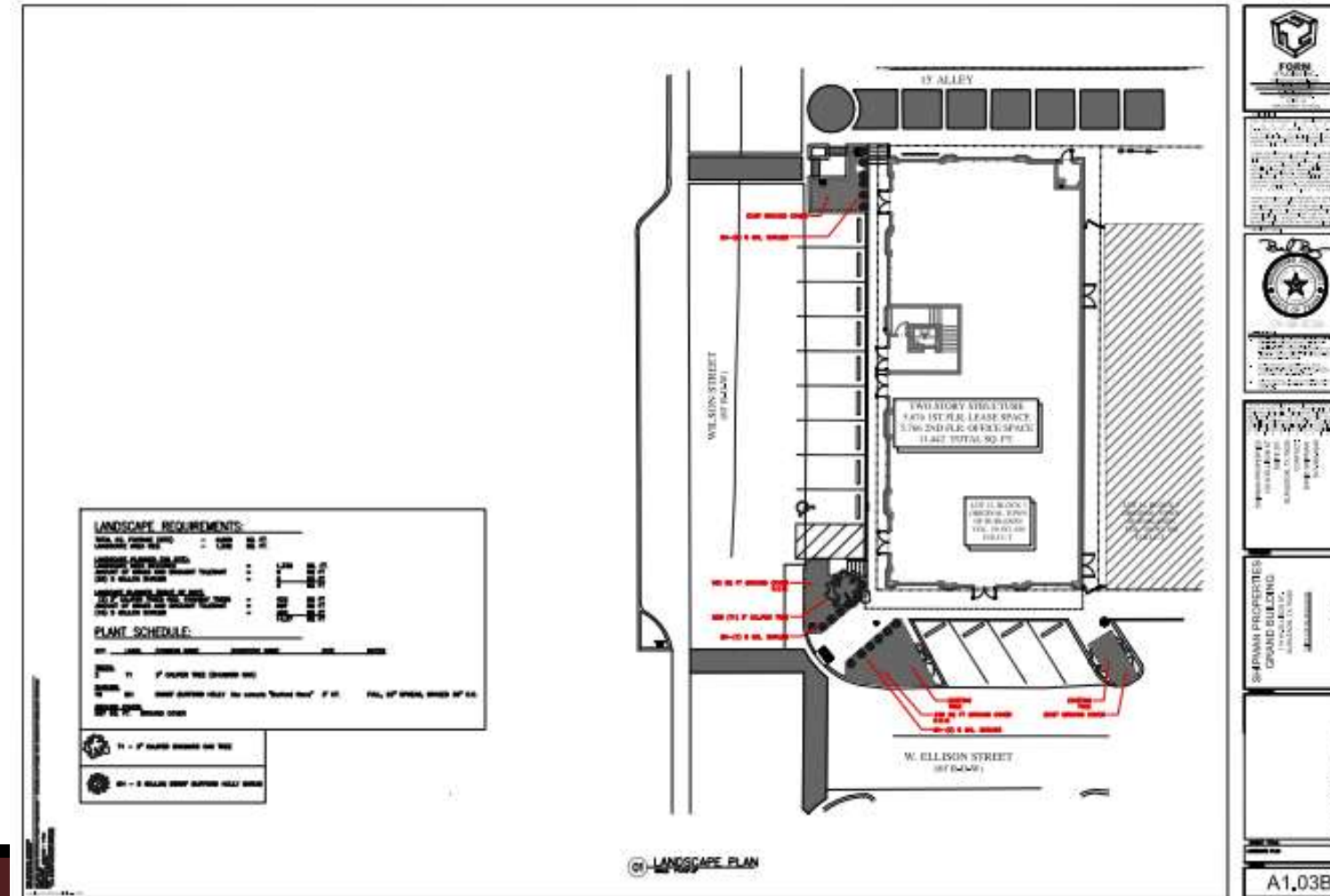
Neoclassical/Georgian Revival Building Characteristics

Old Town Design Standard Building Characteristics	Contains this Characteristic
Two to four stories in height.	Yes
Full-height entrance porch, full-façade portico or porch with round columns with complex capitals	No
Flat roof with parapet and metal or cast stone cornice; or low-pitched hip roof, with roof-line balustrades, dormers in Classical style.	Yes
Rectangular windows (sometimes arched) with double-hung sashes, symmetrical, multipaned.	Yes
Prominent center window on second story often arched or curved.	Yes
Decorative pediments, brackets, cantilevered wall extensions, masonry columns and quoins, botanic garlands, rosettes, trim and brackets.	Yes
Exterior walls of brick, quarried stone and granite, limestone panels.	Yes

Item A.



114 W Ellison Street Landscape Plan



114 W Ellison Street Building Rendering



NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

SHIRAZI PROPERTIES
GRAND BUILDING
114 W ELLISON ST
BURLESON, TX 76025
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

A3.00C

114 W Ellison Street Building Elevations



114 W Ellison Street Building Elevations



114 W Ellison Street

Old Town Design Standards Committee Summary:

- The Committee inquired about the building setback and landscaping as well as color.
- There were no speakers other than the applicant.
- The Committee recommended approval by a vote of 7 to 0.

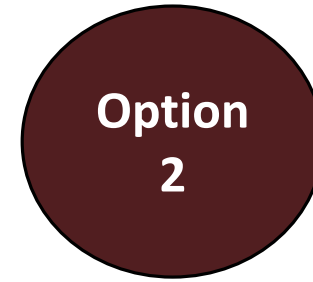
Staff Recommendation:

Staff recommends approval of a Commercial Site Plan with waivers to landscaping and building setbacks for a new commercial building.





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Emilio Sanchez
Development Services Deputy Director
esanchez@burlesontx.com
817.426.9686

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, FOR APPROVAL OF A COMMERCIAL SITE PLAN FOR A NEW OLD TOWN COMMERCIAL BUILDING AND GRANTING A LANDSCAPING AND BUILDING SETBACK WAIVER FOR THE DEVELOPMNENT AT 114 W. ELLISON STREET.

WHEREAS, the City of Burleson, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, an application for commercial site plan with landscaping and building setback waivers was filed by Shipman Companies; on June 8, 2026, under Case Number CSP26-015, on property described herein below filed application with the City; and

WHEREAS, on September 23, 2026, the City’s Old Town Design Standards Review Committee made an inquiry into the matter and reviewed all relevant information and made a recommendation to the Planning and Zoning Commission and City Council; and

WHEREAS, on October 12, 2026, the City’s Planning and Zoning Commission made an inquiry into the matter and reviewed all relevant information and made a recommendation to the City Council; and

WHEREAS, on November 9, 2026, the City Council made an inquiry into the matter and reviewed all the relevant information, and

WHEREAS, City Council has determined that the commercial site plan meets the requirements of Section 131 of Article V of Appendix B, Site Plan Requirements.; and

WHEREAS, section 4-62 of Article IV of Appendix C, Private land and developments; (A) Private amenities; (3) Materials. Paving material shall be decorative paving or patterned concrete. Landscape material shall include trees planted no farther apart than 36 feet divided by the percentage of pavement coverage of the courtyard or plaza. (Example 1: Trees 36 feet apart divided by 100 percent pavement = trees 36 feet apart; Example 2: Trees 36 feet apart divided by 50 percent pavement = trees 72 feet apart.) Areas not paved shall be covered with turf or other landscaping material. Paving must be bounded on at least one side by plantings; and

WHEREAS, section 4-62 of Article IV of Appendix C, Private land and developments; (B) Front setback; (1) Dimensions. Minimum two feet; maximum 15 feet; and

WHEREAS, on November 9, 2026, the City Council made an inquiry into the matter and reviewed all the relevant information, and

WHEREAS, the City Council finds and determines that special conditions exist that are peculiar to the land, structure or building involved and are not applicable to other lands, buildings

or structures in the same vicinity; and

WHEREAS, City Council finds and determines that the strict interpretation of section 4-62 of Article IV of Appendix C, Private land and developments; (A) Private amenities; (3) Materials. Paving material shall be decorative paving or patterned concrete. Landscape material shall include trees planted no farther apart than 36 feet divided by the percentage of pavement coverage of the courtyard or plaza. (Example 1: Trees 36 feet apart divided by 100 percent pavement = trees 36 feet apart; Example 2: Trees 36 feet apart divided by 50 percent pavement = trees 72 feet apart.) Areas not paved shall be covered with turf or other landscaping material. Paving must be bounded on at least one side by plantings; and

WHEREAS, City Council finds and determines that the strict interpretation of section 4-62 of Article IV of Appendix C, Private land and developments; (B) Front setback; (1) Dimensions. Minimum two feet; maximum 15 feet; and

WHEREAS, City Council finds and determines that the special conditions and circumstances do not result from the actions of the applicant(s) and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and

WHEREAS, City Council finds and determines that granting the waivers will meet the objectives of the ordinance and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and

WHEREAS, City Council finds and determines that the request will be the minimum waiver necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of section 4-62 of Article IV of Appendix C, Private land and developments; (A) Private amenities; (3) Materials. Paving material shall be decorative paving or patterned concrete. Landscape material shall include trees planted no farther apart than 36 feet divided by the percentage of pavement coverage of the courtyard or plaza. (Example 1: Trees 36 feet apart divided by 100 percent pavement = trees 36 feet apart; Example 2: Trees 36 feet apart divided by 50 percent pavement = trees 72 feet apart.) Areas not paved shall be covered with turf or other landscaping material. Paving must be bounded on at least one side by plantings; and

WHEREAS, City Council finds and determines that the request will be the minimum waiver necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of section 4-62 of Article IV of Appendix C, Private land and developments; (B) Front setback; (1) Dimensions. Minimum two feet; maximum 15 feet; and

WHEREAS, City Council has determined that granting the waivers will be in harmony with the spirit and purpose of section 4-62 of Article IV of Appendix C, Private land and developments; (A) Private amenities; (3) Materials. Paving material shall be decorative paving or patterned concrete. Landscape material shall include trees planted no farther apart than 36 feet divided by the percentage of pavement coverage of the courtyard or plaza. (Example 1: Trees 36 feet apart divided by 100 percent pavement = trees 36 feet apart; Example 2: Trees 36 feet apart divided by 50 percent pavement = trees 72 feet apart.) Areas not paved shall be covered with turf or other landscaping material. Paving must be bounded on at least one side by plantings; and

WHEREAS, City Council has determined that granting the waivers will be in harmony with the spirit and purpose of section 4-62 of Article IV of Appendix C, Private land and developments; (B) Front setback; (1) Dimensions. Minimum two feet; maximum 15 feet; and

WHEREAS, the City Council finds and determines the conditions attached to the waiver, if any, are necessary to achieve the purpose of section 4-62 of Article IV of Appendix C, Private land and developments; (A) Private amenities; (3) Materials; and

WHEREAS, the City Council finds and determines the conditions attached to the waiver, if any, are necessary to achieve the purpose of section 4-62 of Article IV of Appendix C, Private land and developments; (B) Front setback; (1) Dimensions

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

City Council hereby approves a commercial site plan (CSP26-015) for a new Old Town Commercial Building at 114 W Ellison Street shown on Exhibit “A”; and

City Council hereby grants waivers to section 4-62 of Article IV of Appendix C, Private land and developments; (A) Private amenities; (3) Materials; to provide no landscaping within the property line but rather within the Right-of-Way; and (B) Front setback; (1) Dimensions; 2 feet building setback with balconies and awnings covering the sidewalk and encroaching into the Right-of-Way.

Except as otherwise specified above or as shown on Exhibit “A”, all other conditions, regulations, procedures, and rules section 4-62 of Article IV of Appendix C, and of the City of Burleson Code of Ordinances (2005), as amended, shall apply to the buildings at 114 W. Ellison Street.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO LEGAL FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

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Exhibit “A”
Continued





FORM

SHIPMAN PROPERTIES
139 W. ELLISON ST.
SUITE 201
BURLINGTON, TX 76888
CONTACT:
DAVID SHIPMAN
817-860-8244

SHIPMAN PROPERTIES
GRAND BUILDING
114 W. ELLISON ST.
BURLINGTON, TX 76888
CITY OF BURLINGTON

FOR: [Redacted]
DATE: 12/25/2026

ISSUE FOR REVIEW DATED 12/25/2026

A3.00C

Exhibit "A"
Continued

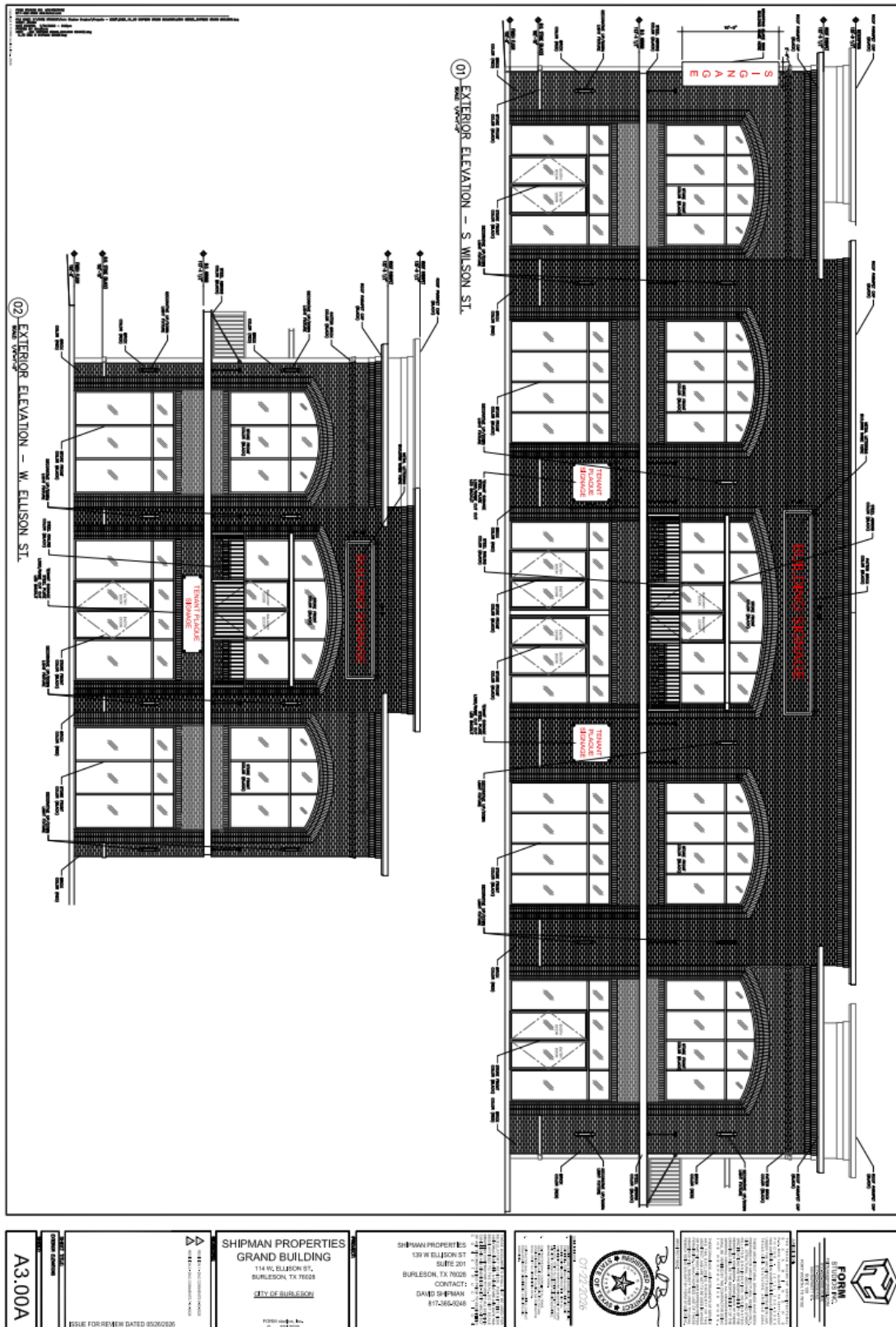


Exhibit "A"
Continued

01 EXTERIOR ELEVATION

02 EXTERIOR ELEVATION

SHIPMAN PROPERTIES
GRAND BUILDING
114 W. ELISON ST.
BURLESON, TX 76028
CITY OF BURLESON

SHIPMAN PROPERTIES
130 W. ELISON ST.
BURLESON, TX 76028
CONTACT:
DAVID SHIPMAN
817-864-0436

FORM
FOR REVIEW
A3.008

RESOLUTION

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STATEMENT OF ARCHITECTURAL AND CONTEXTUAL COMPATIBILITY

ADDRESS OF PROPOSED PROJECT:

114 W. ELLISON STREET
BURLESON, TX 76028

OWNER INFO:

SHIPMAN PROPERTIES
139 W. ELLISON ST.
SUITE 201
BURLESON, TX 76028

ARCHITECT:

FORM studios, LLC
Brad Berry
300 Burnett Street
Suite 120
Fort Worth, TX 76102

PROJECT INFO:

We are proposing a two-story brick building structure that is total of 11,442 square feet of mixed-use space, located at the corner of Ellison and Wilson Street. First floor lease space of 5,676 sq. ft. to be leased to Old Texas Brewing Company for expansion space. Second floor space of 5,766 sq. ft. to be new office space for Shipman Companies.

Placement of Building:

The building to be located two feet from property line along Wilson Street, two feet from alley way, façade to be on the property line along Ellison Street, and 4'-2-1/2" from property line next to Old Texas Brewing.

Parking:

Nine new parking stalls are planned on Wilson Street with one of them being a T.A.S. parking stall. Parking along Ellison is the four existing stalls.



Building Façade:

Architectural style of the building would be Neoclassical/Georgian revival. Building facades along Wilson Street, Ellison Street, and north side of the building to be considered as Type A facades, and the Type B façade will be on the east side of the building. The materials proposed for this building will be red, and black, with black steel awnings and railings, black storefront, and black parapet cap.

Type A façade along Wilson Street contains the following:

- Main entrances into the lease space on the first floor and the main entry into stair/elevator vestibule for the second floor (Shipman Companies).
- Large storefront windows on the first and second floor.
- Continuous steel awning along Wilson Street façade with a porch and railing for second floor porch.
- Taller parapet at center portion of the building at 35'-9 ½".
- End parapets will be 32'-5 ½" tall.
- At each window/door bay, the brick steps back three courses to give added depth and shadow line to the façade.
- Arched brick work above each window bay on the second floor.
- Each entrance has double 3'X8' glass doors and storefront glass next to the doors.
- Steel awning above doors for the second floor porch.
- There will be a brick detailed sign band at center of the building on the second floor.
- Ornate horizontal brick work near the roof parapet.
- Decorative Up/Down lighting fixture at each column.
- Ornate brick at the heads and sills of each window.
- Solider brick work to be installed below all parapet caps.
- Continuous solider brick band above windows along façade.

Type A façade along Ellison Street contains the following:

- Main entrances into the lease space on the first floor.
- Large storefront windows on the first and second floor.
- Continuous steel awning along Ellison Street façade with a porch and railing for second floor porch.
- Taller parapet at center portion of the building at 35'-9 ½".
- End parapets will be 32'-5 ½" tall.



- At each window/door bay, the brick steps back three courses to give added depth and shadow line to the façade.
- Arched bricks work above each window bay on the second floor.
- Each entrance has double 3'X8' glass doors and storefront glass next to the doors.
- Steel awning above doors for the second-floor porch.
- There will be a detailed brick sign band at center of the building on the second floor.
- Ornate horizontal bricks work near the roof parapet.
- Decorative Up/Down lighting fixture at each column.
- Ornate brick at the heads and sills of each window.
- Solider brick work to be installed below all parapet caps.
- Continuous solider brick band above windows along façade.

Type A facade along North side of the building facing the alley way contains the following:

- Large storefront windows on the first and second floor.
- Continuous steel channel relief in brick separating from the first to second floor. Will be aligned with the steel awning that runs continuously along Wilson and Ellison Street.
- Taller parapet at center portion of the building at 35'-9 ½".
- End parapets will be 32'-5 ½" tall.
- At each window bay, the brick steps back three courses to give added depth and shadow line to the façade.
- Arched bricks work above each window bay on the second floor.
- There will be a detailed brick sign band at center of the building on the second floor.
- Ornate horizontal bricks work near the roof parapet.
- Decorative Up/Down lighting fixture at each column.
- Ornate brick at the heads and sills of each window.
- Solider brick work to be installed below all parapet caps.
- Access door to the riser room.

Type B façade that is next to Brewery contains:

- The parapet wall at the back of the building is continuous at 32'-5 ½".
- Ornate horizontal bricks work near the roof parapet.
- Solider brick work to be installed below all parapet caps.
- Doors in the façade will be: two double 3'x8' steel doors painted black.



Roofing:

- TPO membrane roof with roof sloping to the rear of the building.
- Four downspouts along backside of the building
- Parapet walls to be five feet taller than roof, to block visibility of rooftop mechanical units.

Thank you,

Brad Berry
Principal
FORM studios, LLC.

Variance Request – Burleson

Variance Request #1 – Landscaping Ordinance.

City of Burleson Landscaping Ordinance requires that landscaping equally at least 20% of the site be provided. Of that 20%, not less than 40% shall be located in the front yard.

Request – Development respectfully request that this requirement be waived as the site is located in the Old Town Overlay with the building pressed up to the property lines as customary in said district. The applicant is proposed an enhanced landscaping within the right-of-way to help compensate for lack of landscape area within the proposed development lot.

Variance Request # 2 – Awnings / Canopies

City of Burleson code requires that awnings and canopies are contained within the subject property and do not cross over property lines / right-of-way.

Request – Development requests that awnings / canopies are allowed to cross over the right-of-way line and cover the sidewalks as shown. This will keep in line and spirit with other buildings within the Old Town District of the City.



FORM
STUDIOS INC.
FSITEAM@FORMS.COM
817-426-3006 VOICE
817-426-3008 FAX
300 BURNETT ST.
SUITE 120
FORT WORTH, TX 76102

JURISDICTION

THE TEXAS BOARD OF ARCHITECTURAL E X A M I N E R S P. O. BOX 12337, AUSTIN, TX 78711-2337 P H O N E (5 1 2) 3 0 5 - 9 0 0 0 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECTS REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A

THESE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED FOR ARCHITECTURAL DESIGN ONLY, CIVIL, STRUCTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGNATED SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE OF THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTOR DOING T H E R E S P E C T I V E W O R K .

THESE DRAWINGS, AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT, AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS OR HER EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY FORM STUDIOS INC.

ARCHITECT SEAL:

NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION.

JOHN B BERRY
#21785
2/26/2026

CONDITION NOTES:

1. DRAWINGS ARE ONLY AN APPROXIMATION OF EXISTING CONDITIONS. CONTRACTOR SHALL VISIT SITE AND EXAMINE EXISTING CONSTRUCTION. NOTE ALL CONDITIONS AS TO CHARACTER AND EXTENT OF WORK INVOLVED. VERIFY ALL DIMENSIONS PRIOR TO LAYOUT AND NOTIFY FORM STUDIOS OF ANY DISCREPANCIES, BEFORE STARTING ANY WORK.

2. CONTRACTOR SHALL COORDINATE ALL TRADE REQUIREMENTS AND REPORT CONFLICTS TO FORM STUDIOS IMMEDIATELY. IF FOUND, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONAL DATA.

3. CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTACT FORM STUDIOS FOR DIMENSIONAL CONFLICTS AND QUESTIONS.

THESE DOCUMENTS SHALL NOT BE USED FOR REGULATORY REVIEW, PERMITTING NOR CONSTRUCTION UNTIL A SIGNATURE AND DATE HAS BEEN AFFIXED TO THE SEAL. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING C O N S T R U C T I O N

SHIPMAN PROPERTIES
139 W ELLISON ST
SUITE 201
BURLESON, TX 76028
CONTACT:
DAVID SHIPMAN
817-360-9248

PROJECT:

SHIPMAN PROPERTIES
GRAND BUILDING
114 W. ELLISON ST.
BURLESON, TX 76028
CITY OF BURLESON
FORM studios, Inc.
© FSI 2026

REVISIONS:

ISSUE FOR REVIEW DATED 02/25/2026

SHEET TITLE:
RENDERING

SHEET:
A3.00C

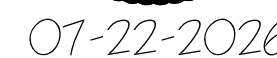


JURISDICTION:

THESE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED FOR ARCHITECTURAL DESIGN ONLY. CIVIL, STRUCTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGNATED SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE OF THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTOR DURING THE RESPECTIVE WORK.

THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT, AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY FIRM STUDIOS INC.

ARCHITECT SEA



CONDITION NOTES:

- THESE DOCUMENTS SHALL NOT BE USED FOR REGULATORY REVIEW, PERMITTING NOR CONSTRUCTION UNTIL A SIGNATURE AND DATE HAVE BEEN AFFIXED TO THE SEAL. DO NOT SCALE DRAWINGS CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS-NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

PROJECT:

FORM studios, Inc.

REVISIONS

- SHEET TITLE:**
EXTERIOR ELEVATIONS

SHIRAZ

A3.00A

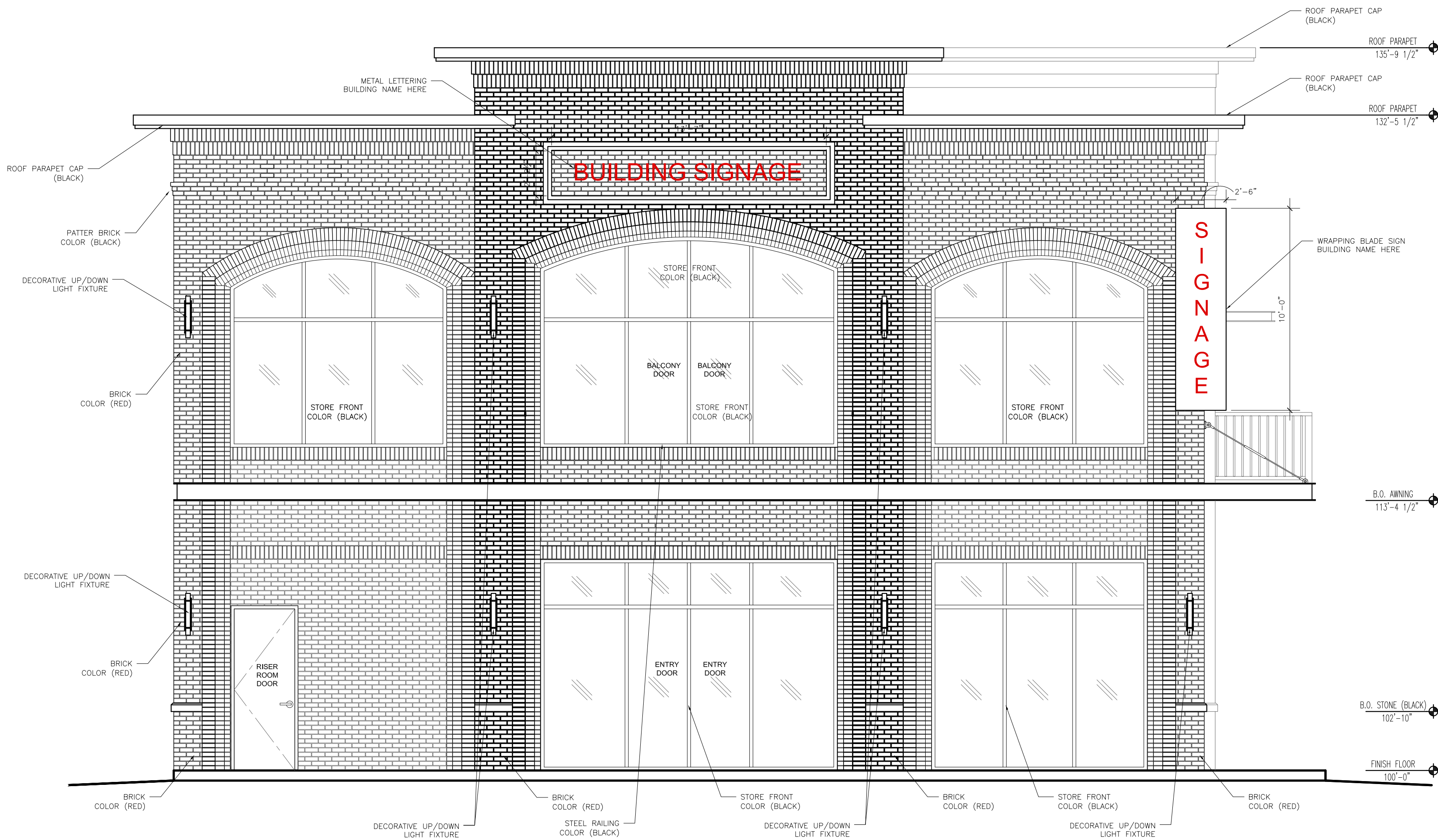
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FORMER STUDIOS, INC. ARCHITECTURE
817-437-5059
SHEET NAME: FORM STUDIOS Form Studios ProjectA - 2023.02.05 - 10.09 SHIPMAN GRAND BUILDING, 3000 SERIES, SHIPMAN GRAND BUILDING
DATE PRINTED: 7/24/2026 - 3:25pm
REF: 201 SHIPMAN GRAND BUILDING SOURCE.dwg

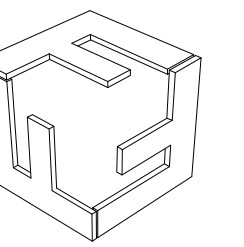
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01 EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

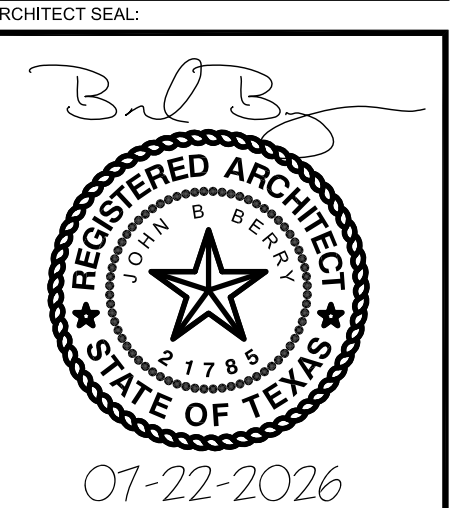


02 EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



**FORM
STUDIOS INC.**
FSITEAM@FORMSI.COM
817-426-3006 VOICE
817-426-3006 FAX
300 BURNETT ST.
SUITE 120
FORT WORTH, TX 76102

JURISDICTION:
THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS (T.B.A.E.) HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECTS' REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A.
THESE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED FOR ARCHITECTURAL DESIGN ONLY. CIVIL, STRUCTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGNATED SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE OF THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTOR DURING CONSTRUCTION.
THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT, AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS OR HER EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY FORM STUDIOS INC.



- CONDITION NOTES:
- DRAWINGS ARE ONLY AN APPROXIMATION OF EXISTING CONDITIONS. CONTRACTOR SHALL VISIT SITE AND EXAMINE EXISTING CONSTRUCTION. NOTE ALL CONDITIONS AS TO CHARACTER AND EXTENT OF WORK. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO LAYOUT AND NOTIFY FORM STUDIOS OF ANY DISCREPANCIES.
 - CONTRACTOR SHALL COORDINATE ALL TRADE REQUIREMENTS AND REPORT CONFLICTS TO FORM STUDIOS IMMEDIATELY. IF FOUND, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONAL DATA.
 - CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTACT FORM STUDIOS FOR DIMENSIONAL CONFLICTS AND QUESTIONS.

THESE DOCUMENTS SHALL NOT BE USED FOR REGULATORY REVIEW, PERMITTING NOR CONSTRUCTION UNTIL A SIGNATURE AND DATE HAS BEEN AFFIXED TO THE SEAL. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.

SHIPMAN PROPERTIES
139 W ELLISON ST
SUITE 201
BURLESON, TX 76028
CONTACT:
DAVID SHIPMAN
817-360-9248

PROJECT:
SHIPMAN PROPERTIES
GRAND BUILDING
114 W. ELLISON ST.
BURLESON, TX 76028
CITY OF BURLESON

REVISIONS:

△	REVISION 1 - DAC COMMENTS 6-26-2026
△	REVISION 2 - DAC COMMENTS 7-21-2026

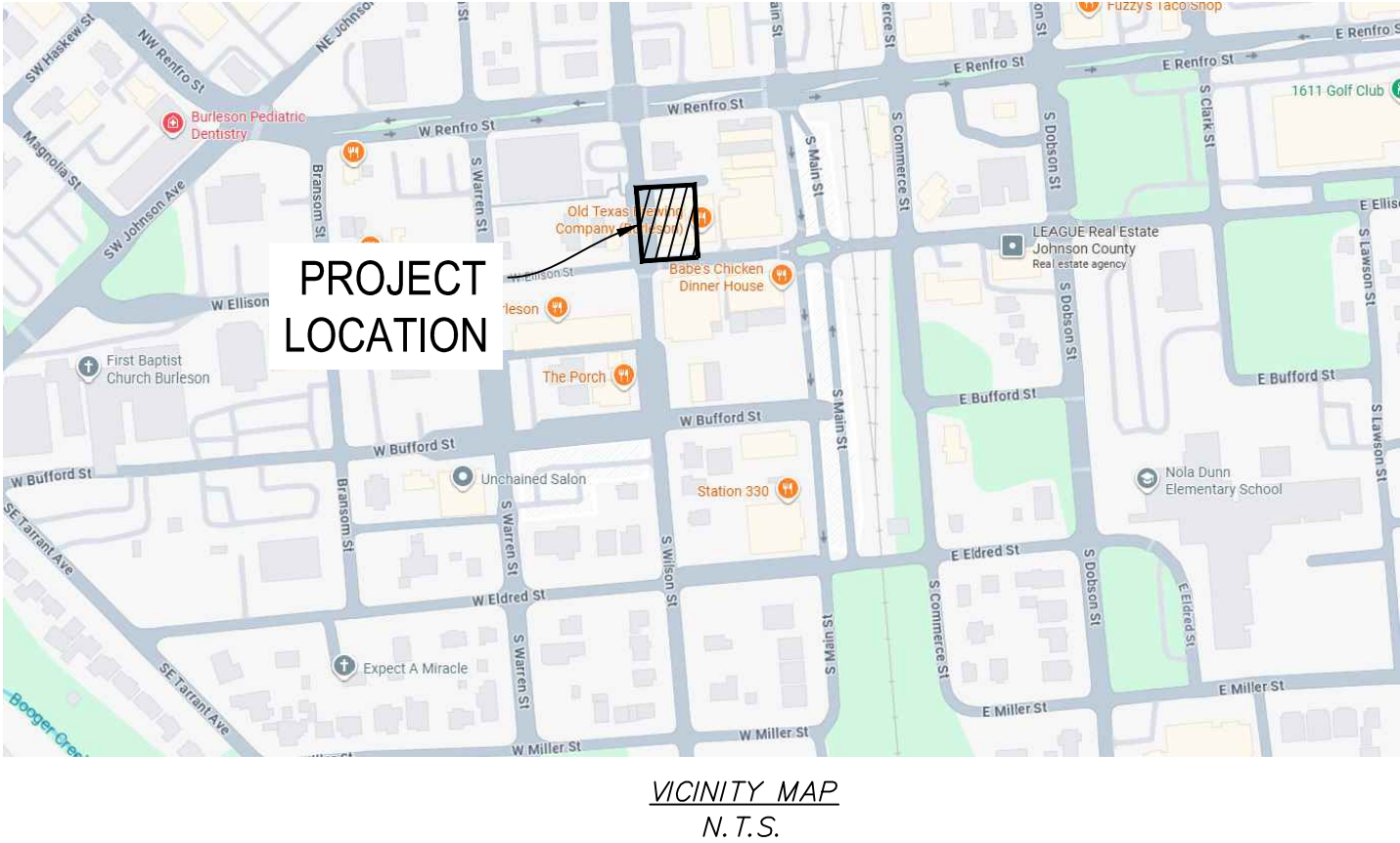
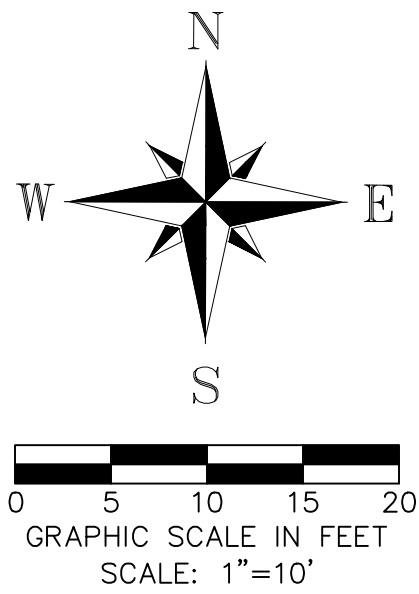
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET:
A3.00B



02 SITE PLAN
SCALE: 1"=10'-0"

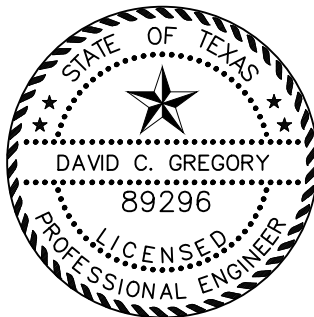
OF BURLESON
VOL. 59, PG. 638
O.R.J.C.T.



DCC ENGINEERING

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Keller, TX 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dccengineering.com
Engineering Firm Registration Number F-21947

FOR REVIEW ONLY



NOT FOR
CONSTRUCTION
RELEASED: 06-08-26

JOB NO. 1157-02

CONTRACT DATE: 1
BUILDING TYPE: 1
PLAN VERSION: 1
SITE NUMBER: XXXXXX
STORE NUMBER: XXXXXX

SHIPMAN BUILDING
AT ELLISON ST
114 W ELLISON ST
BURLESON, TX

SITE PLAN
C3

PLOT DATE:

LOT 12
BLOCK 3
ORIGINAL TOWN
OF BURLESON
VOL. 59, PG. 638
O.R.J.C.T.

LOT 11
BLOCK 3
ORIGINAL TOWN
OF BURLESON
VOL. 59, PG. 638
O.R.J.C.T.

**PROPOSED
BUILDING**

SITE DATA FOR PRESCHER BUILDING

LOT AREA	6659 SF; 0.153 AC
BUILDING HEIGHT	2 STORIES; 30'
BUILDING AREA	5676 SF
FLOOR AREA RATIO	0.85
TOTAL IMPERVIOUS AREA (INSIDE BOUNDARY)	6659 SF (100% COVERAGE)
TOTAL IMPERVIOUS AREA (OUTSIDE BOUNDARY)	3775 SF
LANDSCAPED AREA (INSIDE BOUNDARY)	0 SF (0% COVERAGE)
LANDSCAPE AREA (OUTSIDE BOUNDARY)	678 SF
EXISTING ZONING	CENTRAL COMMERCIAL
PROPOSED USAGE	MIXED USE
REQUIRED PARKING	SHARED PARKING OLD TOWN OVERLAY
PROVIDED PARKING	13 SPACES
EXTERIOR MATERIALS:	STUCCO, BRICK, AND METAL

KEYNOTES

- REMOVE EXISTING PARKING SPOTS/CURB AND INSTALL PORTLAND CEMENT CONCRETE PAVING PLAN & GEOTECHNICAL SPECIFICATIONS
- CONSTRUCT MONOLITHIC CONCRETE CURB PER DETAIL 9:10.1
- CONSTRUCT P.C.C. CURBED EDGE SIDEWALK PER DETAIL 2:10.1
- CONSTRUCT P.C.C. DEPRESSED RAMP PER DETAIL 5:10.1
- INSTALL PRECAST CONCRETE WHEELSTOPS PER DETAIL 3:10.1
- PAINT 4" WIDE SOLID STRIPE - WHITE
- PAINT HANDICAP SYMBOL - WHITE ON BLUE BACKGROUND PER DETAIL 7:10.1
- INSTALL HANDICAP SIGN PER DETAIL 5:10.2
- LANDSCAPE AREA - REFER TO SHEET L1 FOR LAYOUT
- SITE LIGHTS (SEE PHOTOMETRICS PLAN) LIGHT BASES PER DETAIL 6:10.2
- NEW CONCRETE VALLEY GUTTER
- EXISTING STREET SIGNS
- EXISTING MONUMENT SIGN

SITE PLAN

SCALE 1" = 10'