



Old Town Design Standards Review Committee Agenda

Thursday, July 17, 2025
5:30 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **CALL TO ORDER**

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 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 July 10, 2024, Old Town Design Standards Review Committee meeting.

4. **ITEMS FOR CONSIDERATION**

- A. Consider and take possible action on a development plan for a new duplex located at 333 N Field Street. (Staff Contact: Emilio Sanchez, Development Services Deputy Director)

5. **REPORTS AND DISCUSSION ITEMS**

6. **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 8th of July 2025, 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: July 17, 2025

SUBJECT:

Approve the minutes from July 10, 2024 Regular Session of the Old Town Design Standards Review Committee meeting.

SUMMARY:

Minutes from the July 10, 2024 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

July 10, 2024
MINUTES

Roll Call

Members Present

Art Brucks(Chair)
Neal Jones
Tim Spears(Vice Chair)
Jeremy Bleeker
William Carlson
Stacey Henry

Members Absent

Winter Moore
Meghan Marlin

Staff

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

1. Call to Order – 5:30 PM

Invocation – Art Brucks

Pledge of Allegiance

2. Citizen Appearance

None

3. Consent Agenda**A. Approve the minutes from the February 14, 2024 Old Town Design Standards Review Committee meeting.**

Motion was made by Committee Member Stacey Henry and second by Committee Member William Carlson to approve.

Motion passed, 6-0. Committee members Winter Moore & Meghan Marlin were absent.

4. Items for Consideration

- A.** Capone's Hideout (Case 24-148): Consider approval of a development plan for Capone's Hideout Restaurant and Bar located at 136 W. Bufford Street. *(Staff Presenter: Emilio Sanchez, Development Services Assistant Director)*

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

Terry Hawkins, representative of applicant, 219 N Walnut, answered questions from the committee members.

Motion passed, 6-0. Committee members Winter Moore & Meghan Marlin 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 – 5:43 PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Old Town Design Standards Review Committee

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Development Services Deputy Director

MEETING: July 17, 2025

SUBJECT:

333 N Field Street: Consider and take possible action on a development plan for a new duplex located at 333 N Field Street. (Staff Contact: Emilio Sanchez, Development Services Deputy Director)

SUMMARY:

On June 27, 2025 a development plan was submitted by Kasie Johnson on behalf of New Pad Building Company (Owners) on approximately 0.1709 acres of land addressed as 333 N Field Street. The applicant is proposing a new two-story duplex in the “Rural Farmhouse” architectural style.

Site Plan:

The applicant has submitted a site plan concurrently with the development plan, which conforms to the parking, landscaping and general yard requirements as outlined in the 2F, two-family dwelling district and the OT, Old Town overlay district.

Proposed Architectural Style:

Rural Farmhouse (1850s to 1920)

Building Form Elements

Two story height maximum.	In conformance
Clap lap siding or shingles (Cementitious Fiber Board shall be acceptable).	In conformance
Prominent entrance with a covered porch containing 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 (2/3) of the street facing edge(s) of the porch structure shall be enclosed with vertical wood or iron railing, solid masonry bulkhead that has a minimum height of 36 inches.	In conformance

Roof Elements

Side gabled roof.	In conformance
12"—24" max overhang.	In conformance
Roof pitch Max. = 7:12. Min. = 5:12.	In conformance
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
Decorative corbels (bracket work).	In conformance

Widows and Door Elements

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
Multi-paned, double hung windows with decorative side shutters.	In conformance

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

RECOMMENDATION:

Recommended approval of the development plan

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

N/A

REFERENCE:

<https://ecode360.com/39940333>

<https://ecode360.com/39940294#39940294>

FISCAL IMPACT:

None

STAFF CONTACT:

Emilio Sanchez
Development Services Deputy Director
esanchez@burlesontx.com
817-426-9686



333 N Field Street

PRESENTED TO THE OLD TOWN DEVELOPMENT STANDARDS REVIEW COMMITTEE (DSRC) – 7.17.25

EMILIO SANCHEZ, DEVELOPMENT SERVICES DEPUTY DIRECTOR

Application Information

Location:

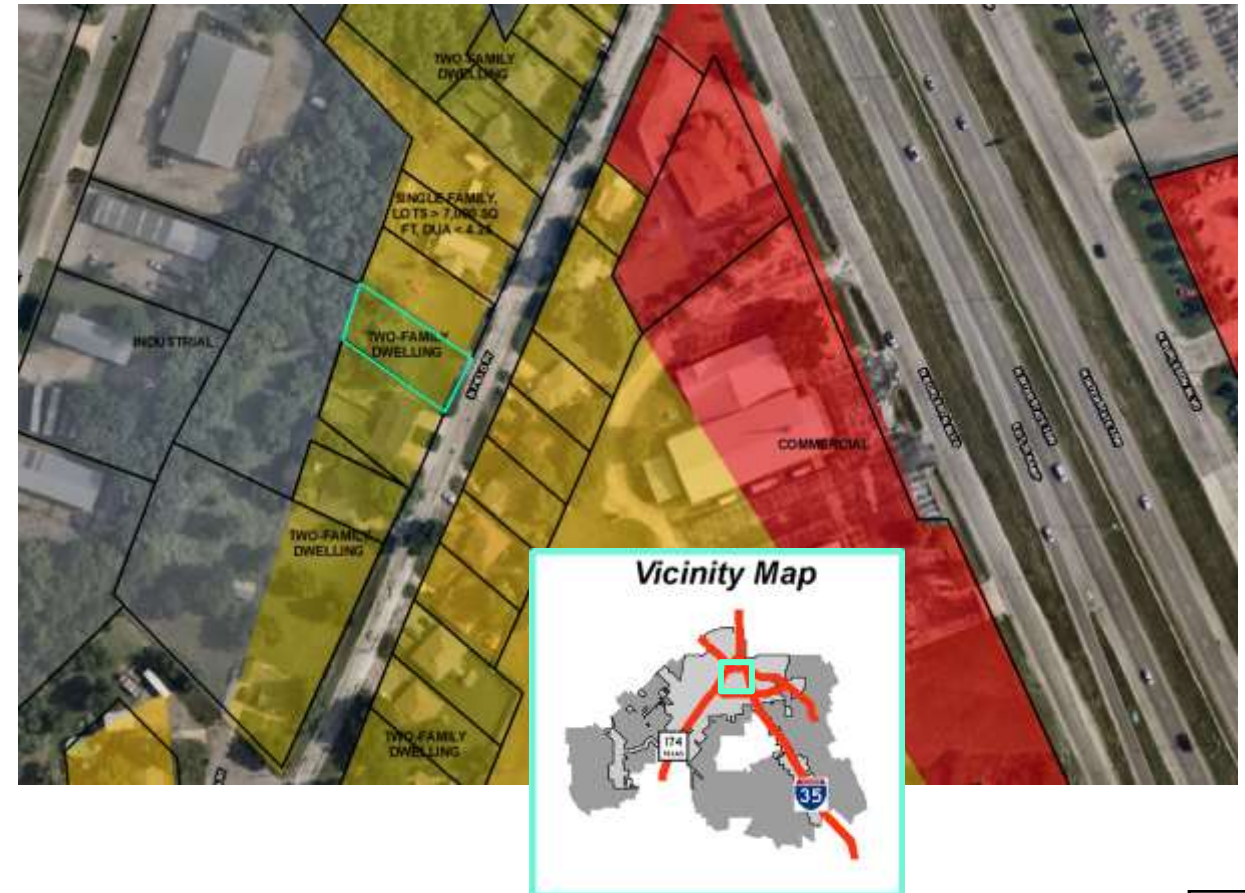
- 333 N Field Street

Applicant:

- Kasie Johnson (Applicant)
- New Pad Building Company (Owners)

Item for approval:

Development Plan for 333 N Field Street.



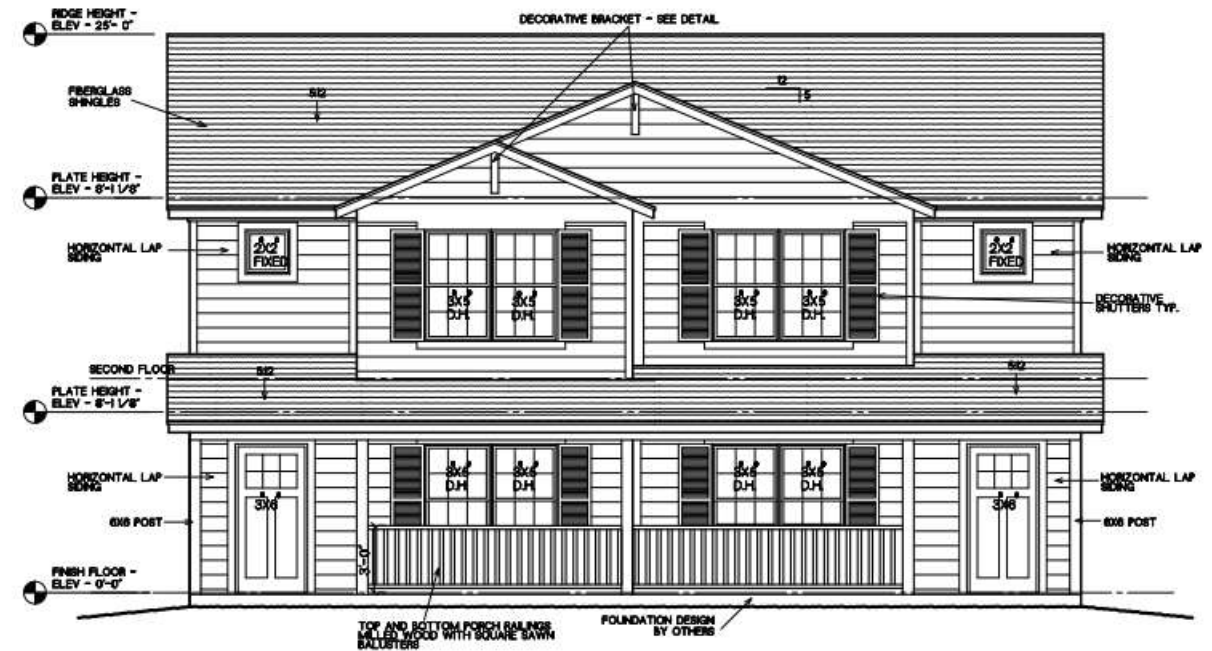
Property Information

Property Information:

- Zoned 2F, Two-Family Dwelling District
- Located in the OT, Old Town Overlay District

Summary:

The applicant is proposing a new two-story duplex in the “Rural Farmhouse” architectural style



Rural Farmhouse Criteria

Old Town Design Standard Building Form Elements	Conformance
Two story height maximum.	Yes
Clap lap siding or shingles (Cementitious Fiber Board shall be acceptable).	Yes
Prominent entrance with a covered porch containing minimum of one hundred square feet (100 SF) in area.	Yes
Porch railings to be milled wood top and bottom rails with square, turned, or flat sawn balusters.	Yes
At least two-thirds (2/3) of the street facing edge(s) of the porch structure shall be enclosed with vertical wood or iron railing, solid masonry bulkhead that has a minimum height of 36 inches.	Yes

Rural Farmhouse Criteria

Old Town Design Standard Roof Elements	Conformance
Side gabled roof.	Yes
12"—24" max overhang.	Yes
Roof pitch Max. = 7:12. Min. = 5:12.	Yes
Boxed (concealed) eave.	Yes
Gabled dormers.	Yes

Rural Farmhouse Criteria

Old Town Design Standard Window and Door Elements	Conformance
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
Multi-paned, double hung windows with decorative side shutters.	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

LOT COVERAGE	
SLAB SQFT.	1,530
LOT SQFT.	7,430
COVERAGE PERCENTAGE	35%
FRONT SOD SQFT.	1,015
SIDE SOD SQFT.	908
REAR SOD SQFT.	2,602
SIDEWALK FLATWORK SQFT.	80
PATIO SQFT.	325
DRIVE/PARKING FLATWORK SQFT.	888

333 N Field Street

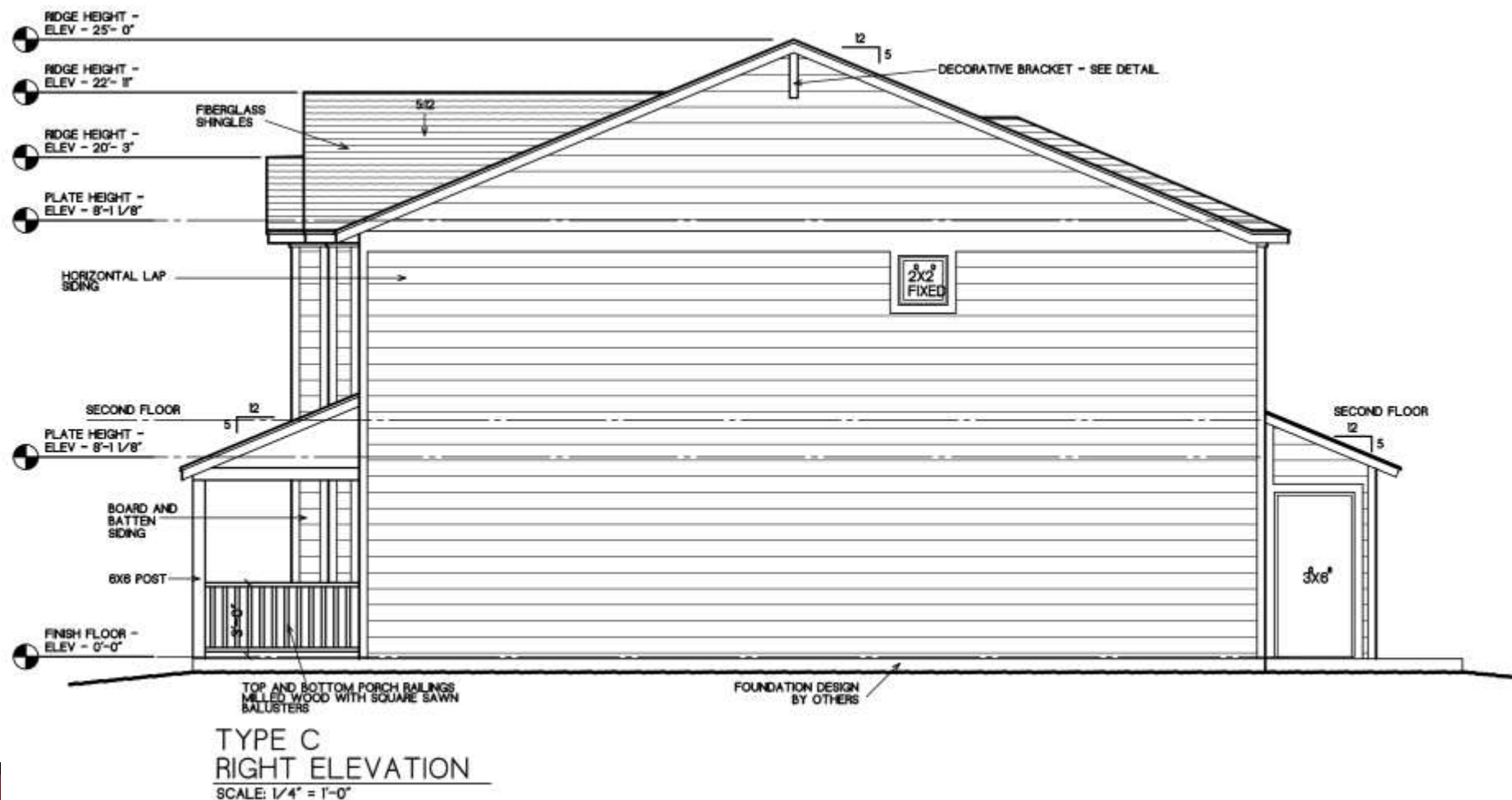


**TYPE C
FRONT ELEVATION**
SCALE: 1/4" = 1'-0"

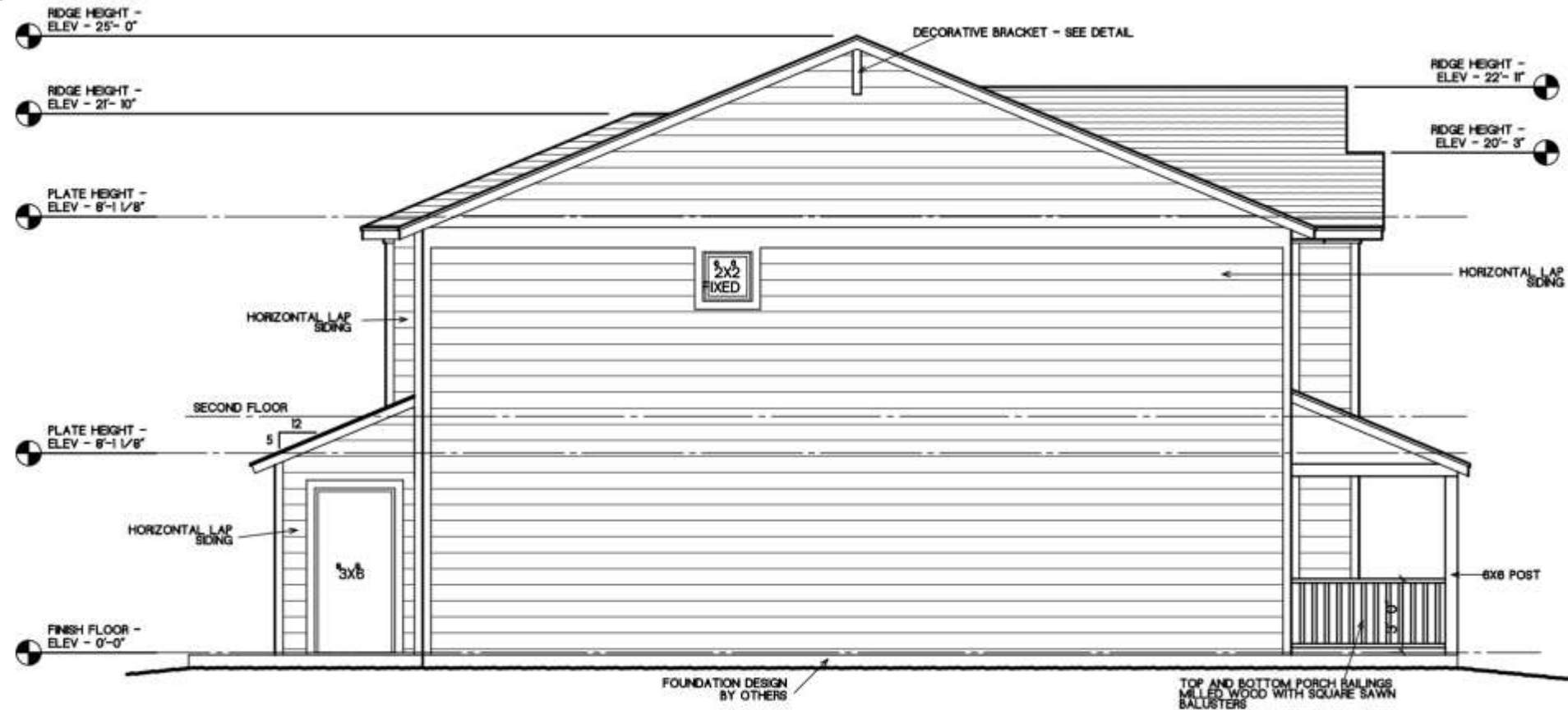
MASONRY
SIDING

0 SQFT 0%
682 SQFT 100%

333 N Field Street



333 N Field Street



TYPE C
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

333 N Field Street



TYPE C
REAR ELEVATION
SCALE: 1/4" = 1'-0"

333 N Field Street

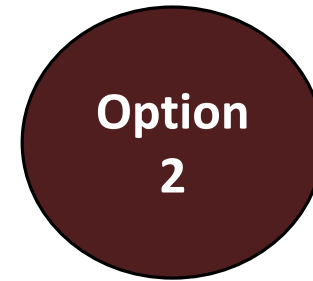
Staff Recommendation:

- Staff recommends approval of a development plan for a new duplex designed in the Rural Farmhouse architectural style.





Approve



Deny



Questions / Comments

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

Architectural Contextual Compatibility Statement

Project: 333 N Field St.

Date: June 27, 2025

Introduction

This statement supports the proposed residential infill development at 333 N Field, demonstrating how the design is contextually compatible with the architectural character and urban fabric of the surrounding neighborhood.

Site Context

N Field Street is a predominantly residential street characterized by a mix of mid to late 20th-century detached houses. The surrounding neighborhood also includes many early 20th-century homes. The architectural language of the area includes gabled roofs, red-brick facades, sash windows, wood siding and modest decorative detailing.

Design Response to Context

The proposed development carefully responds to the established context through the following design strategies:

1. **Height:** The project home is intended to be 25'-0" tall. While this would be the only two story building on the street, the heights of ceilings and rooflines would be consistent with neighboring homes. The height of the project is consistent with other two story homes in the neighborhood.
2. **Proportion of buildings' front façades:**
The front façade of the proposed structure maintains proportions consistent with adjacent residences. It reflects the vertical emphasis commonly found in the streetscape, with a balanced height-to-width ratio that preserves the visual rhythm of the block.
3. **Proportion of openings within the façade:**
Window and door openings are proportioned to reflect buildings in the neighborhood, typically featuring a vertical emphasis and symmetrical arrangement. The scale of the windows avoids overwhelming the façade and maintains a traditional solid-to-void ratio.
4. **Relationship of solids to voids in front façades:**
The design respects the established pattern of solids (walls) to voids (windows/doors), ensuring a well-composed elevation. Openings are sized and spaced in a manner that provides rhythm while preserving the overall solidity typical of the street's architecture.
5. **Spacing of buildings on street:**
The proposal aligns with existing spacing patterns, maintaining side yard setbacks and visual gaps between buildings. This continuity helps preserve the low-density character of the area and prevents overbuilding.

6. Relationship of entrance and porch projections:

The entrance is positioned and detailed similarly to neighboring homes, featuring a modest porch that provides character and gives prominence to the entrance of the home. The scale and articulation of the entryway are consistent with the architectural vernacular of the neighborhood.

7. Relationship of materials:

The primary materials, including siding, timber accents, and divided windows — are carefully chosen to echo the palette used throughout the neighborhood. These selections contribute to material continuity.

8. Relationship of textures:

The textures of the proposed materials, smooth horizontal siding, wooden posts and handrails, and timber accents, complement those of existing homes. The tactile qualities and visual depth align with the handcrafted feel of the surrounding architecture.

9. Relationship of architectural details:

Key architectural details, such as divided windows, gables, gable brackets, and closed eaves, are designed in harmony with local patterns. The use of traditional proportions and forms is meant to compliment existing historic homes in the neighborhood.

10. Relationship of roof shapes:

A pitched gable roof is proposed, mirroring the predominant roof form of neighborhood buildings. The roof pitch, eaves height, and articulation are consistent with the local architectural language.

11. Walls of continuity forming architectural street edges:

The development maintains the established building line and reinforces the street edge through consistent setbacks and landscaping. The continuity of the street wall is preserved, contributing to a cohesive visual corridor.

12. Relationship and compatibility of landscaping:

The landscaping scheme includes native plantings and lawn treatments that reflect front garden typologies typical of the area. Mature trees are preserved where possible.

13. Ground cover:

The ground cover includes a mix of permeable paving, turf, and low-maintenance shrubs that reflect the residential garden character of the street. This treatment supports stormwater management and aesthetic harmony.

14. Scale:

The overall scale of the proposed dwelling is in proportion with its lot size and surrounding buildings. The massing, height, and footprint are sensitive to the context and do not disrupt the established hierarchy of forms.

15. Directional expression of primary elevation (Type A) is distinctive from the secondary façade (Type B):

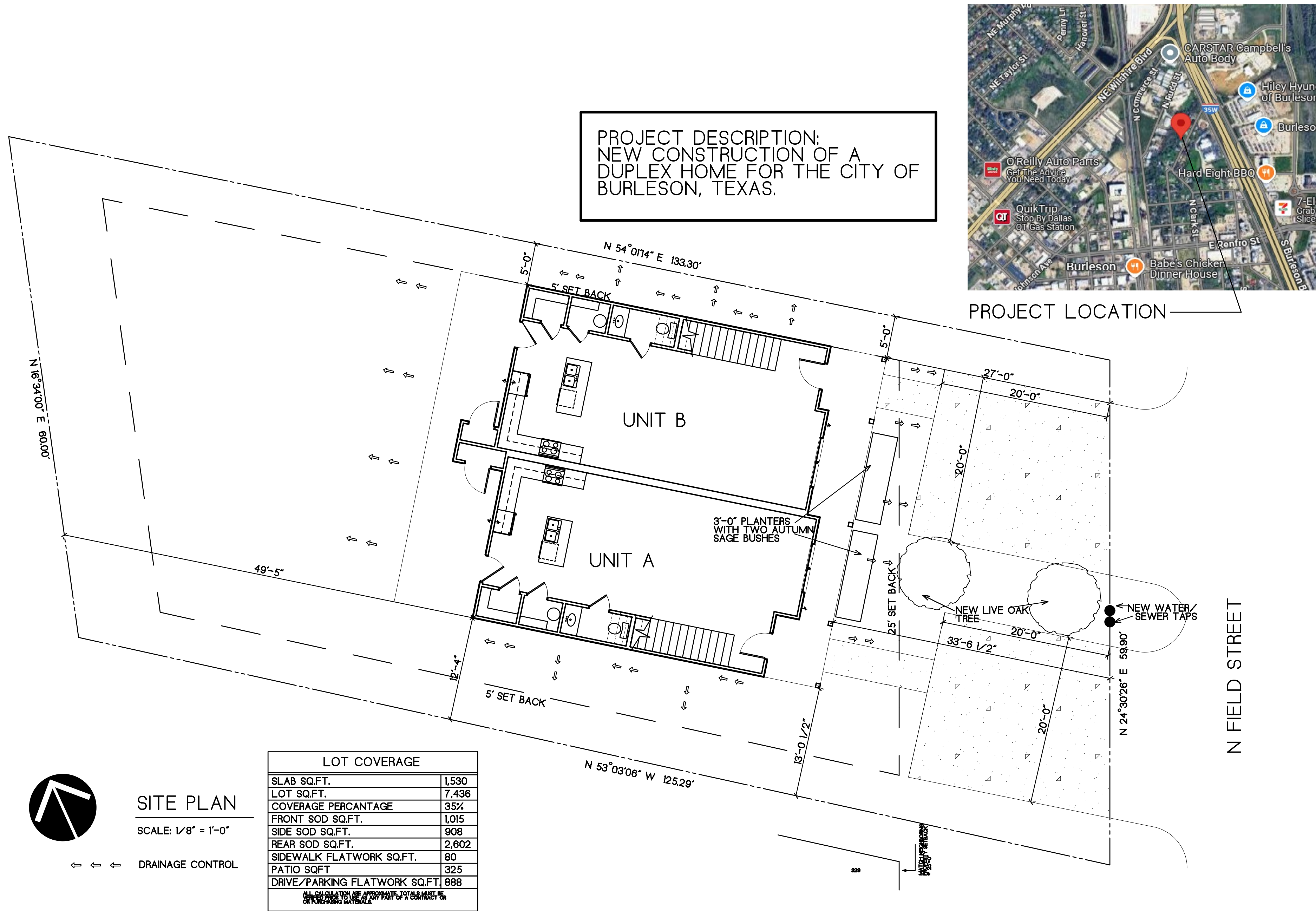
The primary (street-facing) façade is more formally composed, with symmetrical elements and finer detailing, while the side and rear façades (Type B) are more subdued. This hierarchy maintains traditional orientation patterns.

16. Appropriateness of the new structure to its historic setting:

The design takes cues from the scale, materials, and forms of the historic streetscape.

Conclusion

The proposed development demonstrates architectural compatibility with its surrounding context through careful attention to form, materials, scale, and detailing. It reinforces the character of N Field Street while providing a high-quality living environment that contributes positively to the streetscape.

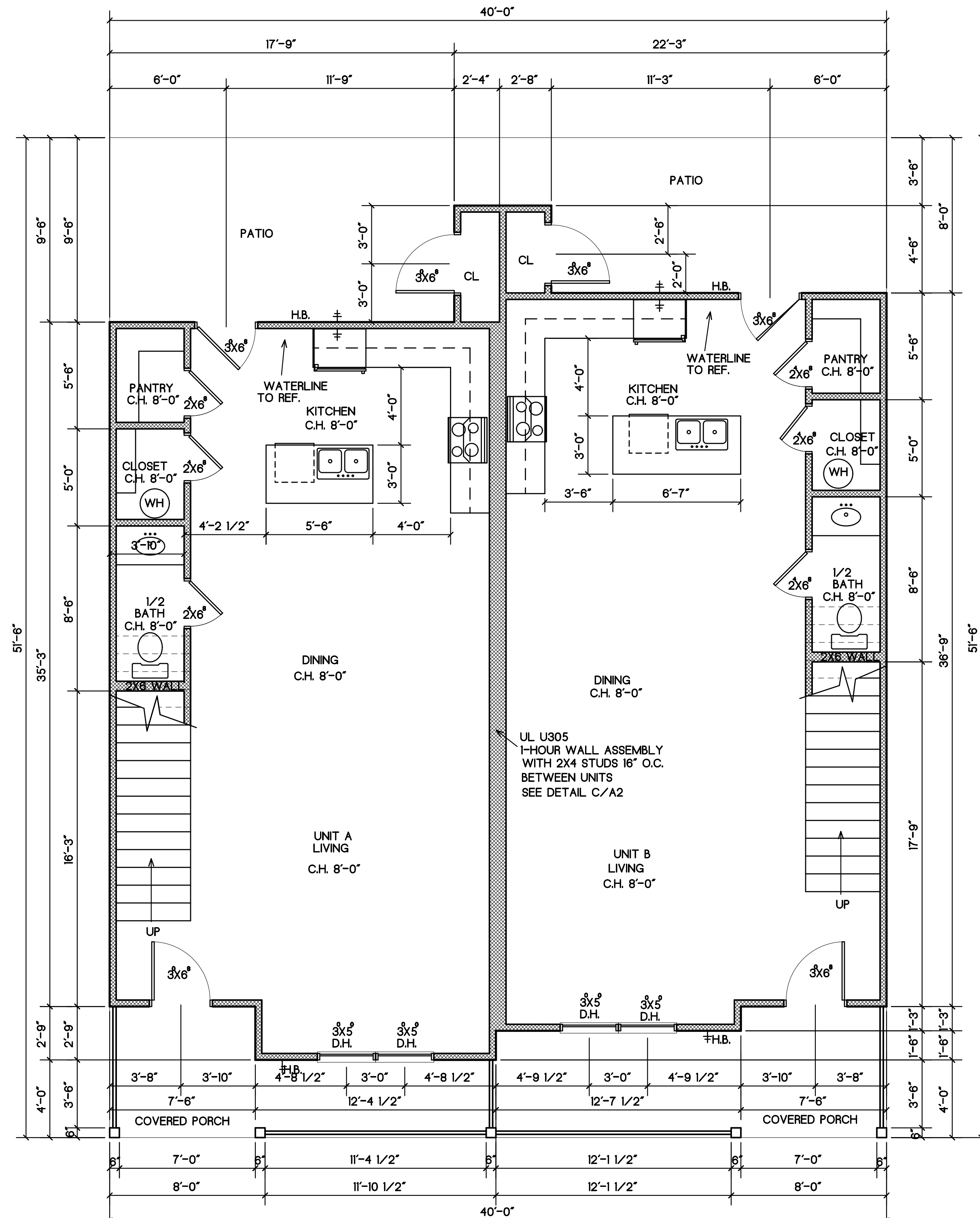


DRAWINGS FOR:
C 3 BED/3BED
LOT 10 BLOCK 2 HIGHWAY ADDITION
333 N FIELD STREET BURLESON, TEXAS

BARXIDESIGN
Marianne Reed - Designer
903-624-0296 www.barxidesign.com

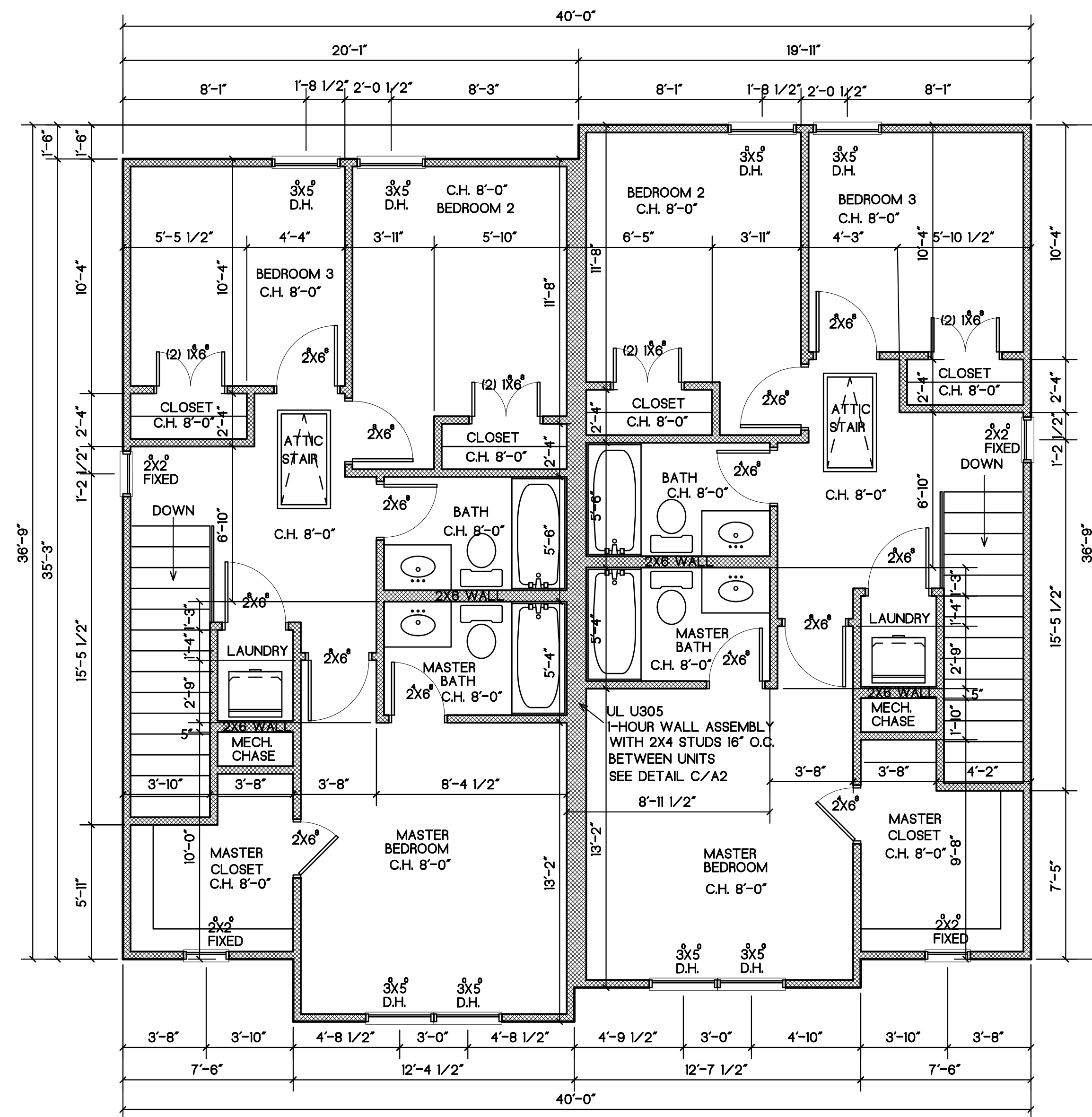
COOPER CONGER
CCONGER@CONGERGROUP.COM
208-866-0166

DATE:4/9/2025
SITE
A0



UNIT A FIRST FLOOR	738 SQFT	UNIT B FIRST FLOOR	758 SQFT
UNIT A SECOND FLOOR	738 SQFT	UNIT B SECOND FLOOR	758 SQFT
UNIT A COVERED PORCH	99 SQFT	UNIT B COVERED PORCH	121 SQFT
UNIT A OUTDOOR STORAGE	15 SQFT	UNIT B OUTDOOR STORAGE	12 SQFT
PATIO	177 SQFT	PATIO	147 SQFT
TOTAL UNDERROOF	3,239 SQFT		
TOTAL	3,563 SQFT		

DOOR SCHEDULE			WINDOW SCHEDULE		
QTY.	SIZE	TYPE	QTY.	SIZE	TYPE
2	3'-0"x6'-8"	EXTERIOR W/ GLASS	4	2'-0"x2'-0"	FIXED
4	3'-0"x6'-8"	EXTERIOR HM	12	3'-0"x5'-0"	DOUBLE HUNG
12	2'-4"x6'-8"	INT. HC			
8	2'-8"x6'-8"	INT. HC			
4	(2) 1'-6"x6'-8"	INT. HC			



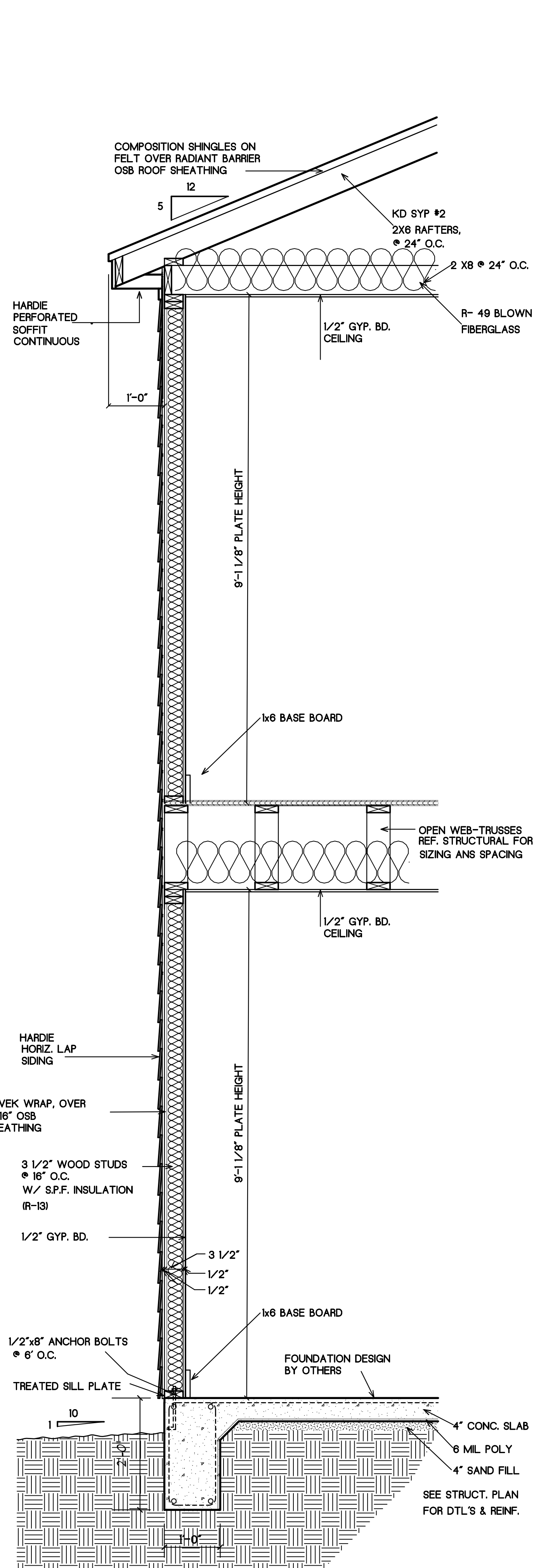
DRAWINGS FOR:

C 3 BED/3BEDLOT 10 BLOCK 2 HIGHWAY ADDITION
333 N FIELD STREET BURLESON, TEXAS**COOPER CONGER**CCONGER@CONGERGROUP.COM
208-866-0166**BARXIDESIGN**Marianne Reed - Designer
903-624-0296 www.barxidesign.com

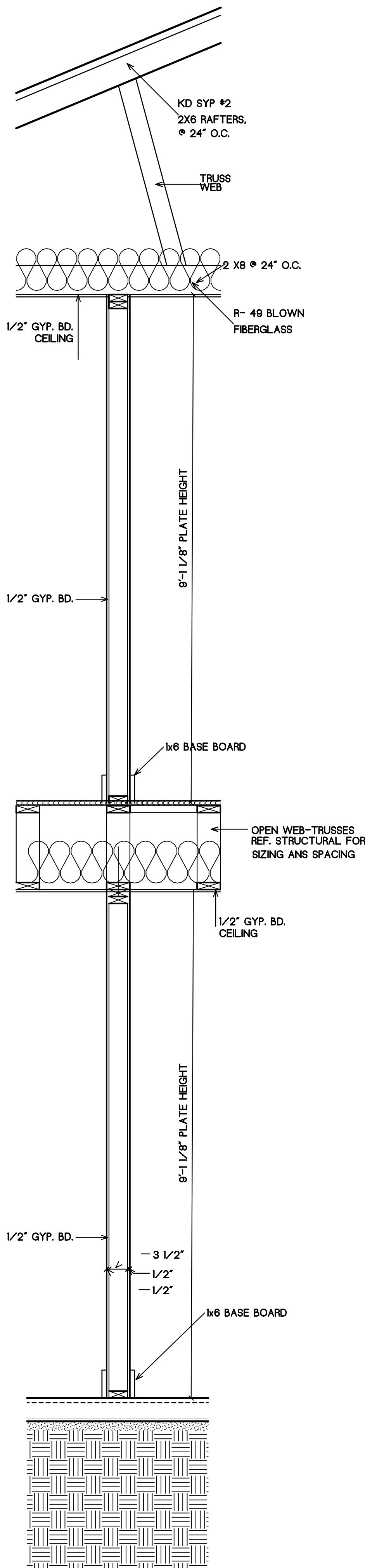
DATE: 4/9/2025

FLOOR PLAN

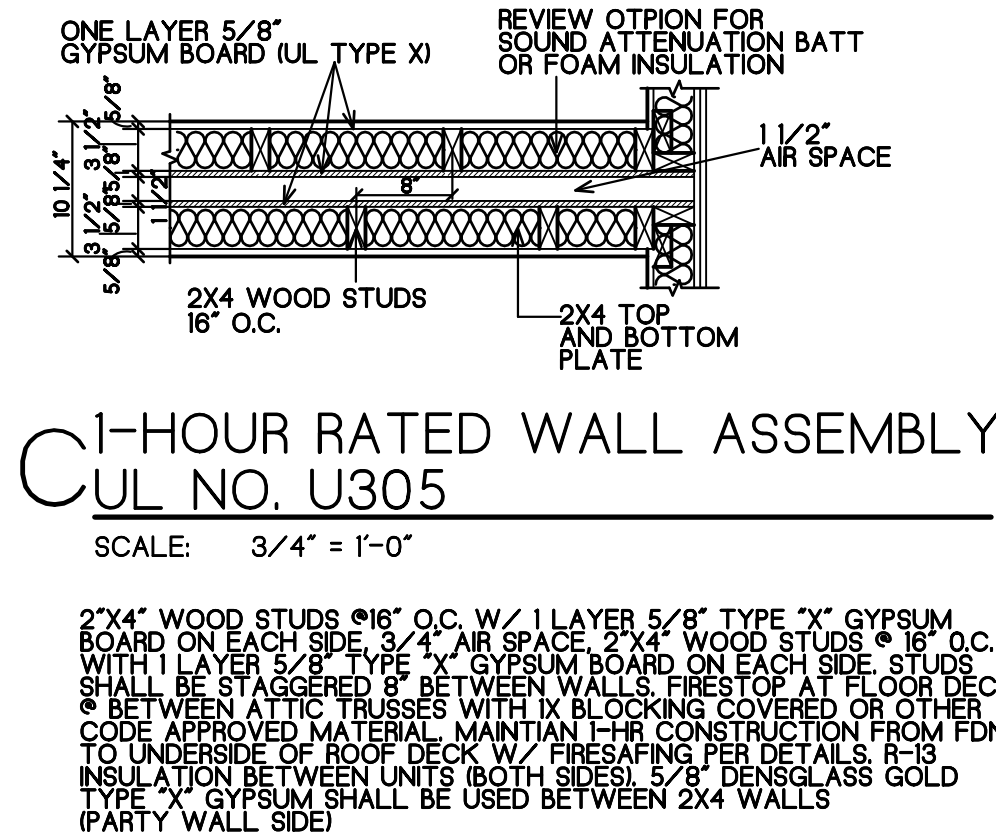
A1



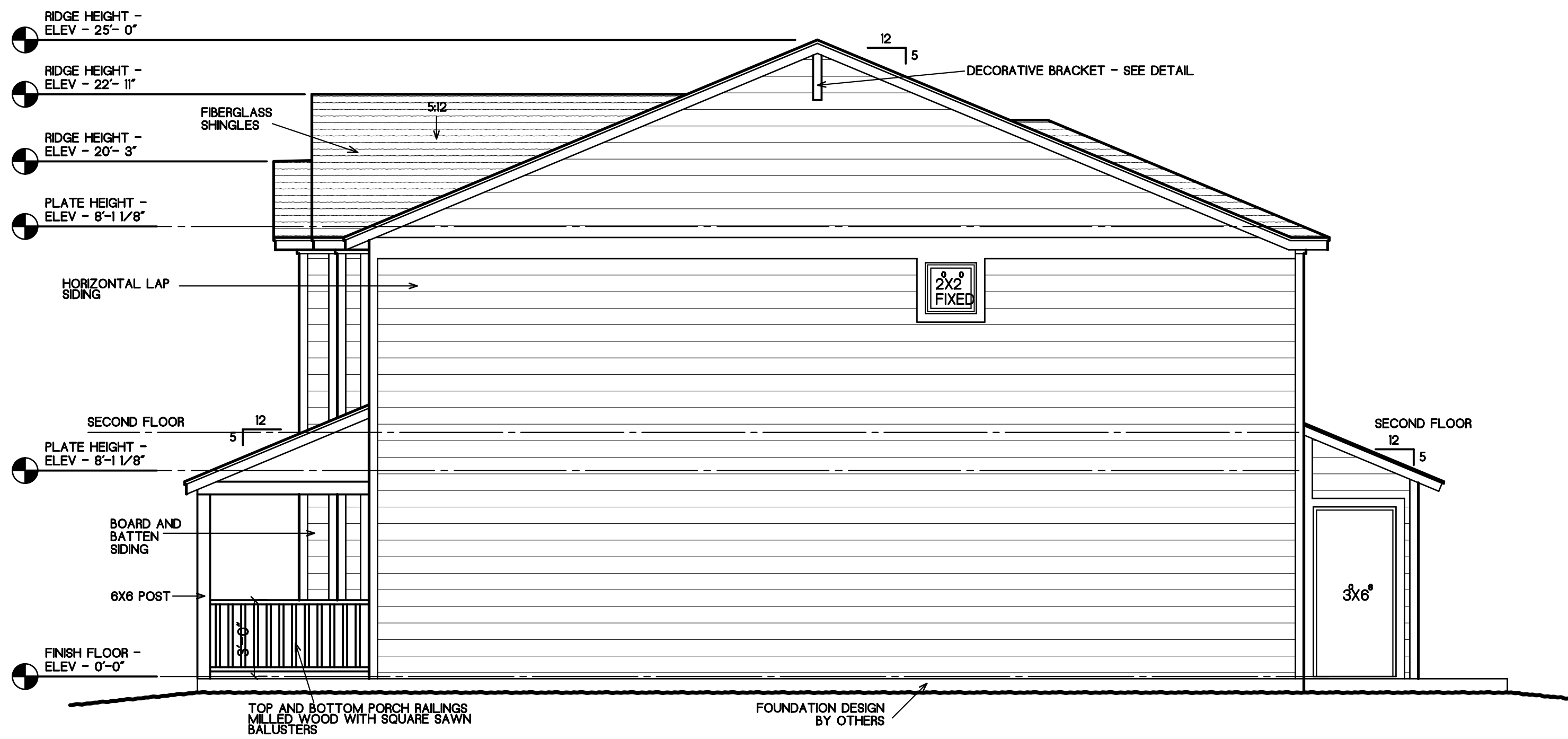
A TYPICAL EXTERIOR WALL SECTION
SCALE: 3/4" = 1'-0"



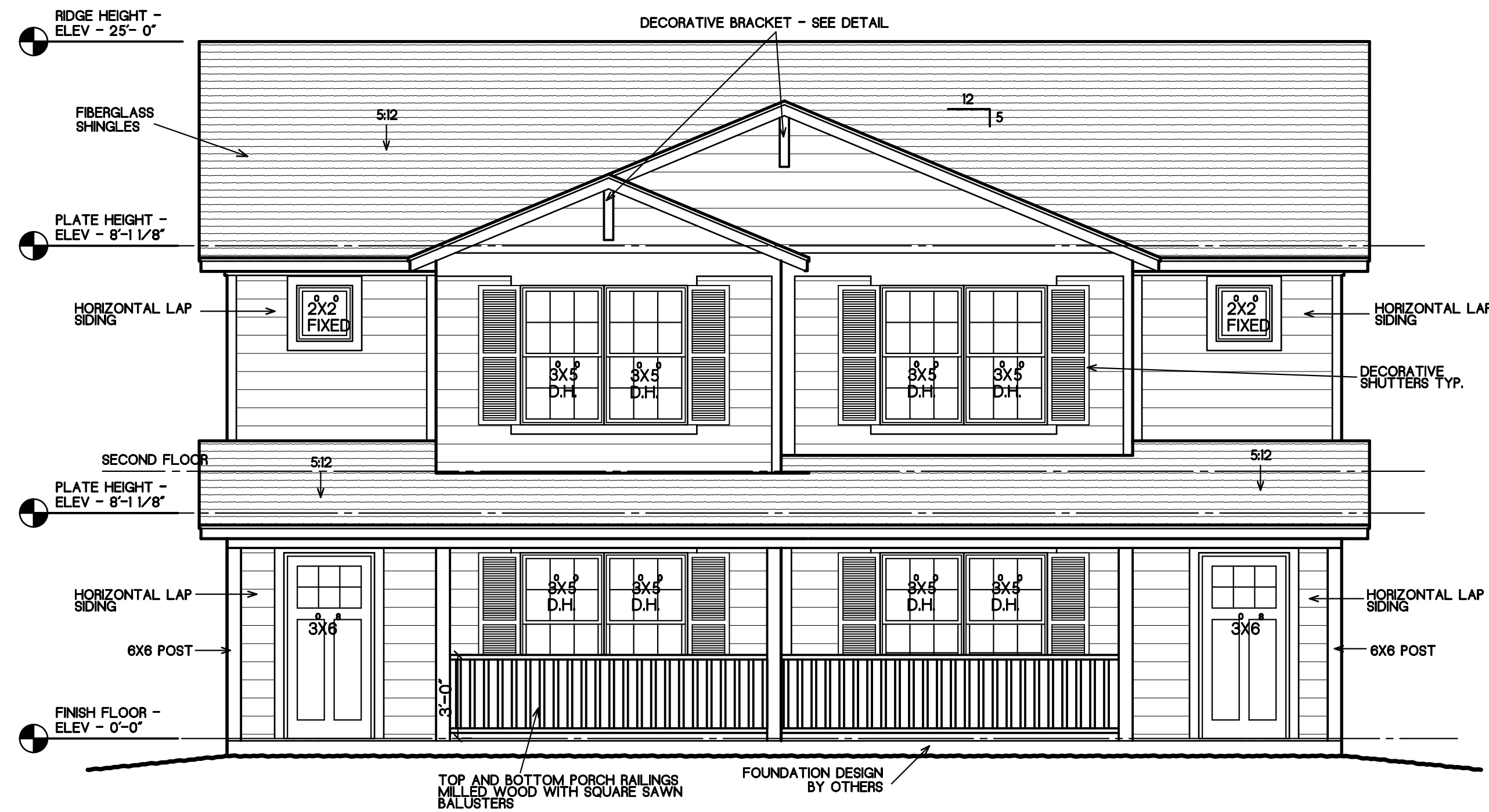
B TYPICAL INTERIOR WALL SECTION
SCALE: 3/4" = 1'-0"



1-HOUR RATED WALL ASSEMBLY
UL NO. U305
SCALE: 3/4" = 1'-0"

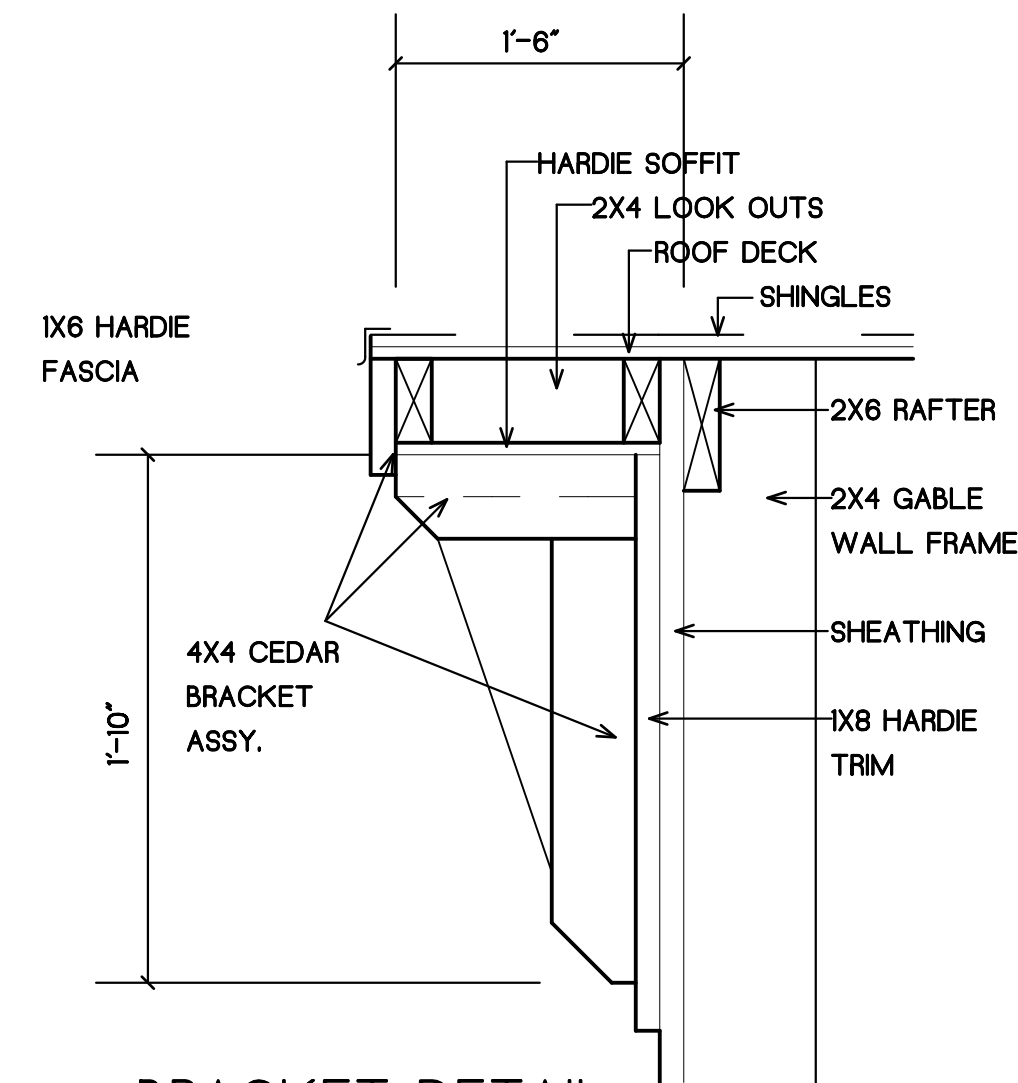


TYPE C
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



TYPE C
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MASONRY SIDING 0 SQFT 0%
682 SQFT 100%



BRACKET DETAIL
SCALE: 1 1/2" = 1'-0"

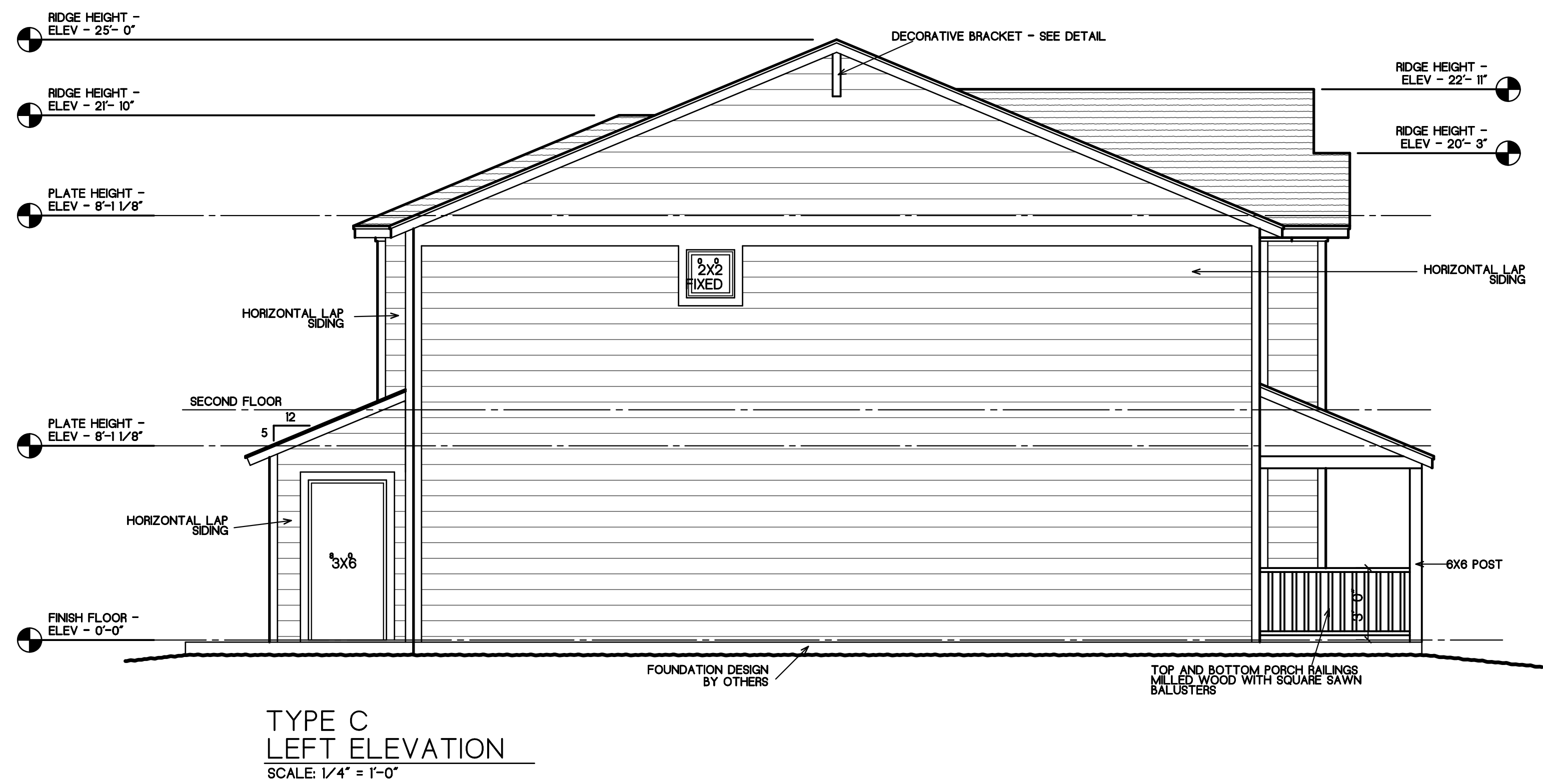
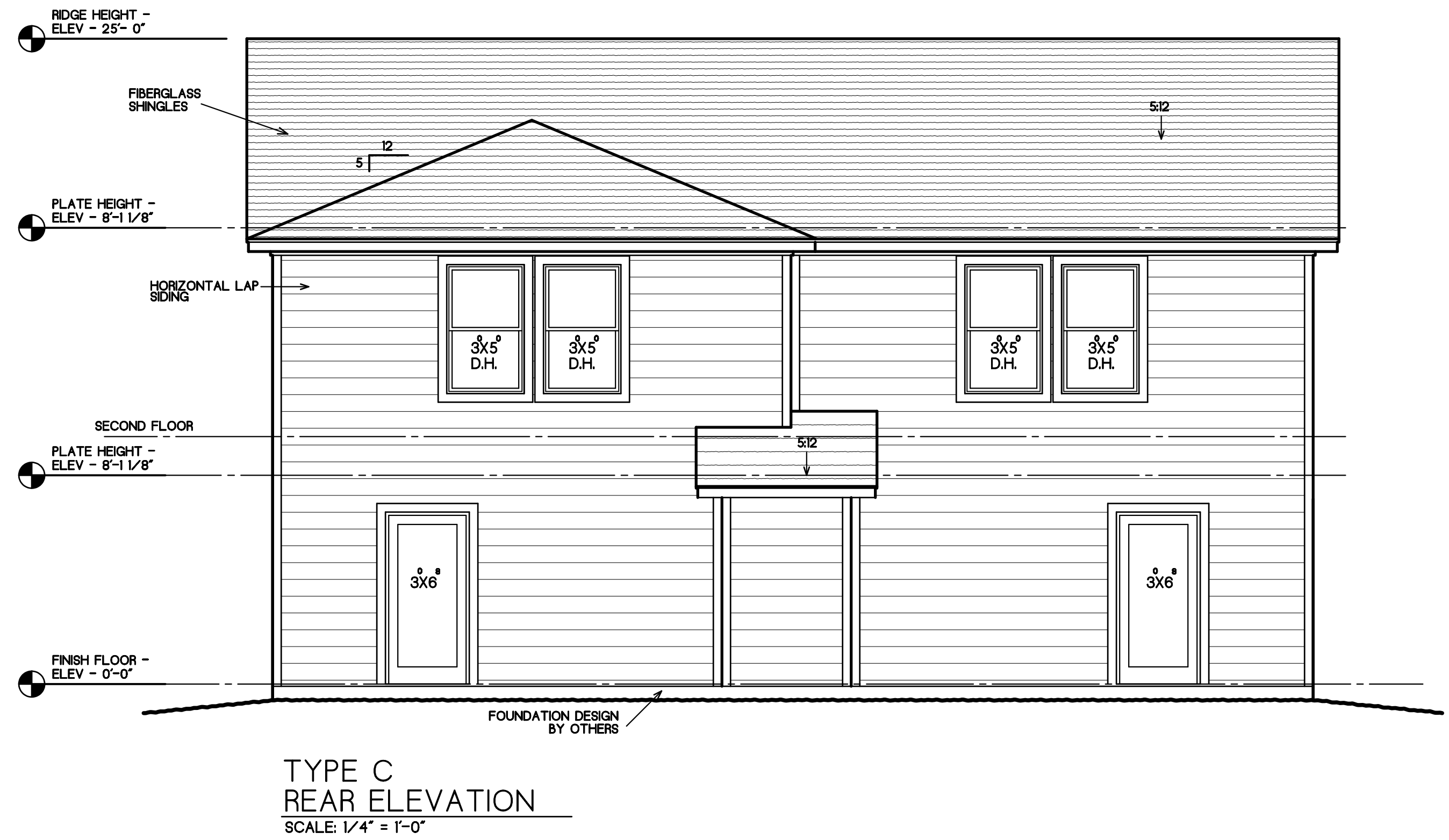
DRAWINGS FOR:
C 3 BED/3BED
LOT 10 BLOCK 2 HIGHWAY ADDITION
333 N FIELD STREET BURLESON, TEXAS

COOPER CONGER
CCONGER@CONGERGROUP.COM
208-866-0166

BARXIDESIGN
Marianne Reed - Designer
903-624-0296 www.barxidesign.com

DATE: 4/9/2025
ELEVATION

A2



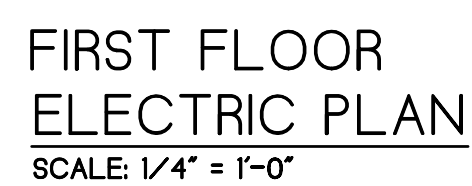
DRAWINGS FOR:
C 3 BED/3BED
LOT 10 BLOCK 2 HIGHWAY ADDITION
333 N FIELD STREET BURLESON, TEXAS

COOPER CONGER
CCONGER@CONGERGROUP.COM
208-866-0166

BARXIDESIGN
Marianne Reed - Designer
903-624-0296 www.barxidesign.com

DATE: 4/9/2025
ELEVATION

A3

[illegible]

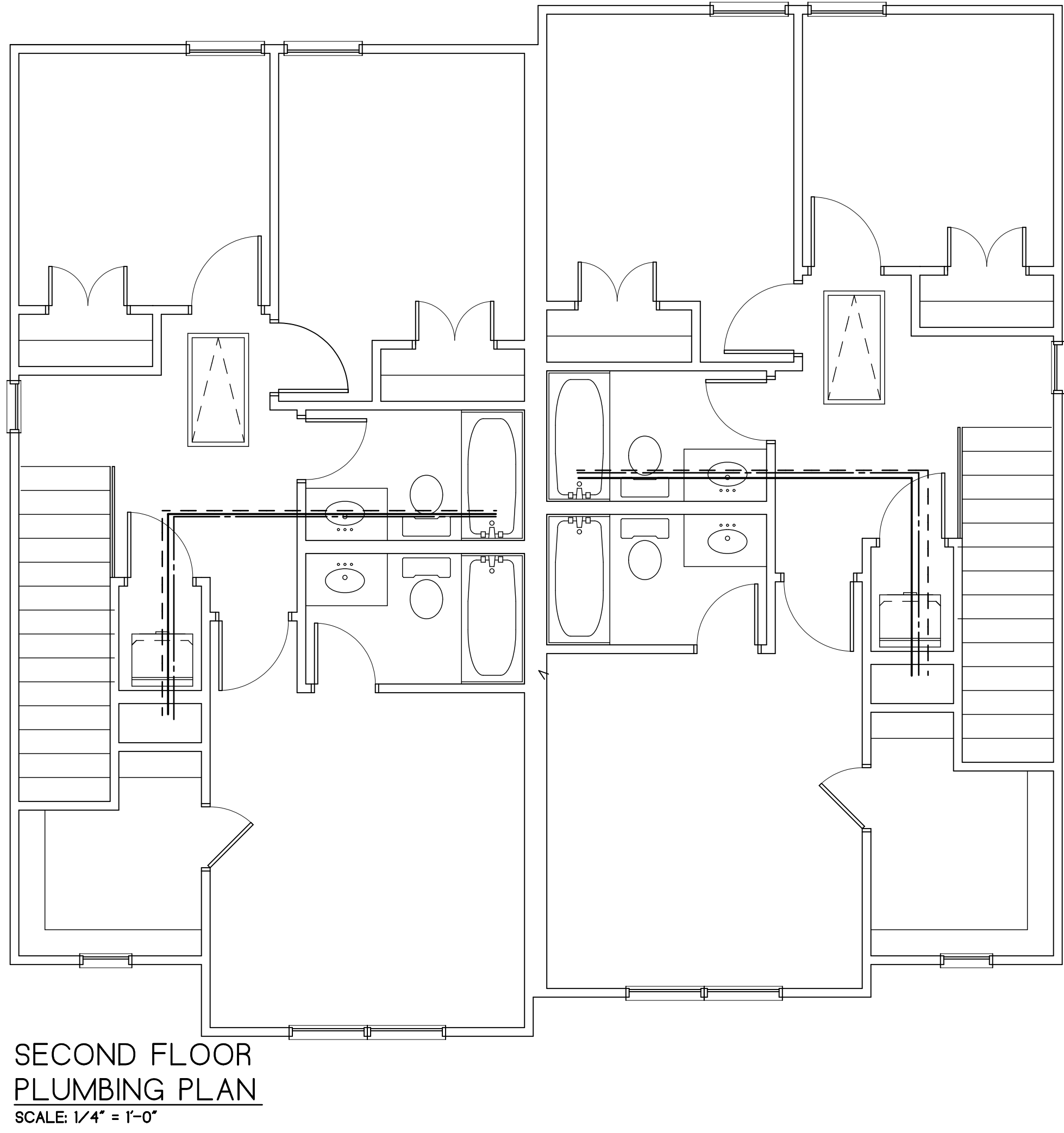
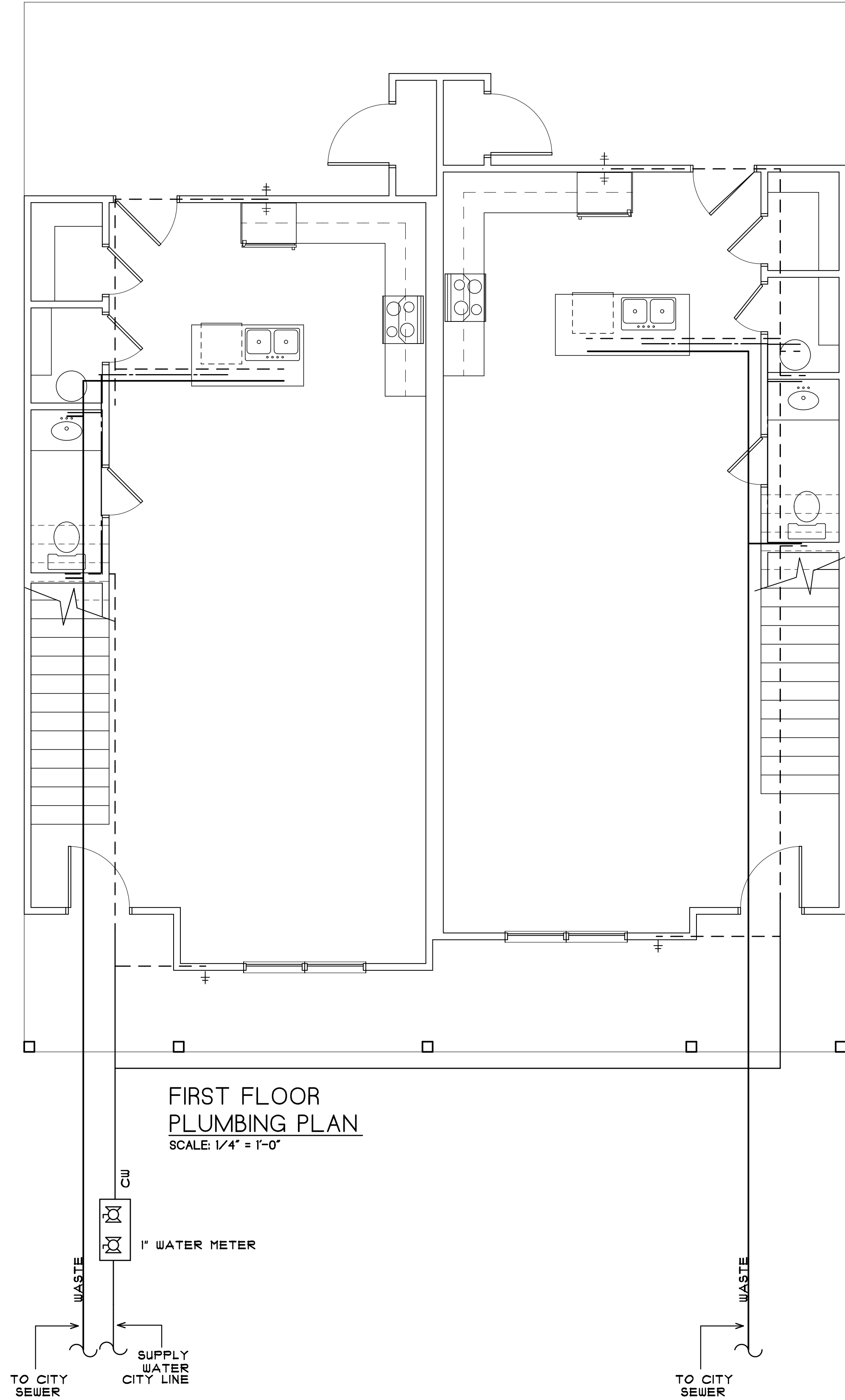
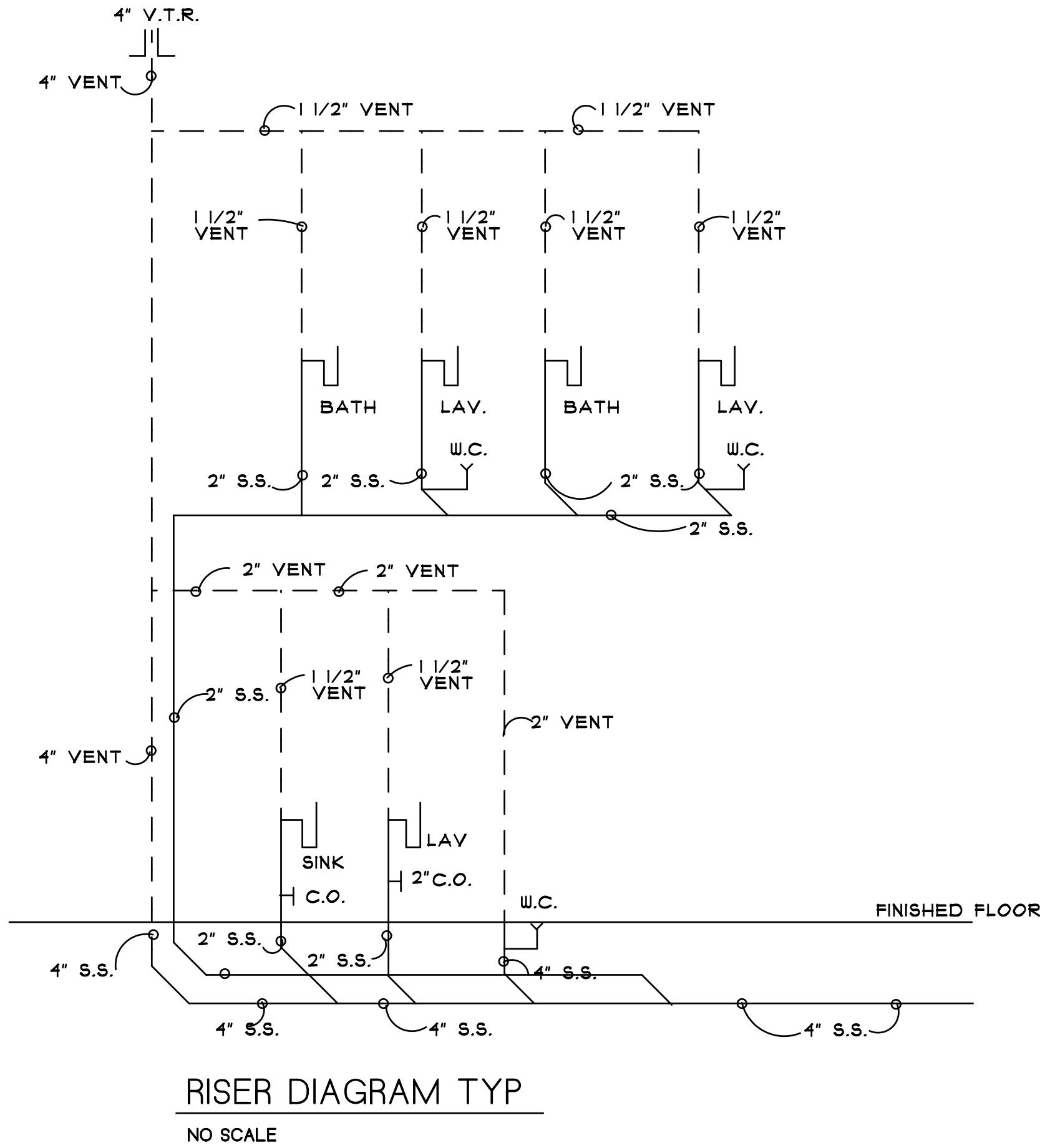
SECOND FLOOR
ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

COOPER CONGER
CCONGER@CONGERGROUP.COM
208-866-0166

BARXIDESIGN
Marianne Reed - Designer
903-624-0296 www.baxidesign.com

DATE:4/9/2025
ELECTRIC

A4



DRAWINGS FOR:
C 3 BED/3BED
LOT 10 BLOCK 2 HIGHWAY ADDITION
333 N FIELD STREET BURLESON, TEXAS

COOPER CONGER
CCONGER@CONGERGROUP.COM
208-866-0166

BARXIDESIGN
Marianne Reed - Designer
903-624-0296 www.barxidesign.com

DATE: 4/9/2025
PLUMBING

A5