

Old Town Design Standards Review Committee Agenda

Wednesday, July 10, 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 February 14, 2024, Old Town Design Standards Review Committee meeting.

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)

5. REPORTS AND DISCUSSION ITEMS

6. BOARD REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS

7. 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 3rd of July 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

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.



Item A.

Old Town Design Standards Review Committee

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: July 10, 2024

SUBJECT:

Approve the minutes from February 14, 2024 Regular Session of the Old Town Design Standards Review Committee meeting.

SUMMARY:

Minutes from the February 14, 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 <u>pfisher@burlesontx.com</u> 817-426-9611

OLD TOWN DESIGN STANDARDS REVIEW COMMITTEE

February 14, 2024 MINUTES

Roll Call

Members Present

Members Absent Winter Moore Meghan Marlin

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

<u>Staff</u> Tony McIlwain, Director Development Services Emilio Sanchez, Assistant Director Development Services Peggy Fisher, Administrative Assistant

1. Call to Order – 5:30 PM

Invocation – Ethan Shelton

Pledge of Allegiance

2. Citizen Appearance

None

3. Consent Agenda

A. Approve the minutes from the January 17, 2024 Old Town Design Standards Review Committee meeting.

Motion was made by Committee Member Jeremy Bleeker and second by Committee Member William Carlson to approve.

Motion passed, 7-0. Commissioners Winter Moore and Meghan Marlin were absent.

4. Items for Consideration

None

5. <u>Reports and Discussion Items</u>

A. Receive a report, hold a discussion and provide staff feedback regarding Old Town right-of-use agreements. (*Staff contact: Tony D. McIlwain, AICP, CFM, Development Services Director*)

Tony McIlwain presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

6. Board Request for Future Agenda Items or Reports

None

7. Adjourn

There being no further business Chair Art Brucks adjourned the meeting. **Time – 6:41 PM**

Peggy Fisher Administrative Assistant Recording Secretary



Old Town Design Standards Review Committee

DEPARTMENT:	Development Services
FROM:	Emilio Sanchez, Development Services Assistant Director
MEETING:	July 10, 2024

SUBJECT:

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*)

SUMMARY:

On April 15, 2024, a development plan was submitted by Joey Dello Russo (applicant), on behalf of Mark Eddins (owner), on approximately 0.106 acre of land addressed as 136 W Bufford Street. The applicant is proposing a one-story restaurant and bar building with a "Vernacular Commercial Storefront" architectural style.

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 CC, Central Commercial zoning district and the 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 building is designed with a majority of the façade being brick and stone 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

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

Vernacular Commercial Storefront (1860s to 1920)

First floor transom windows.	In conformance
Recessed street entry	In conformance
Double street entry doors	In conformance
Cornice molding and accents at roof parapet.	In conformance

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

RECOMMENDATION:

Recommend approval of the development plan

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

N/A

REFERENCE:

https://ecode360.com/39940294#39940294

https://ecode360.com/39940336#39940336

FISCAL IMPACT:

None

STAFF CONTACT:

Emilio Sanchez Development Services Assistant Director <u>esanchez@burlesontx.com</u> 817-426-9686

Capone's Hideout

Location:

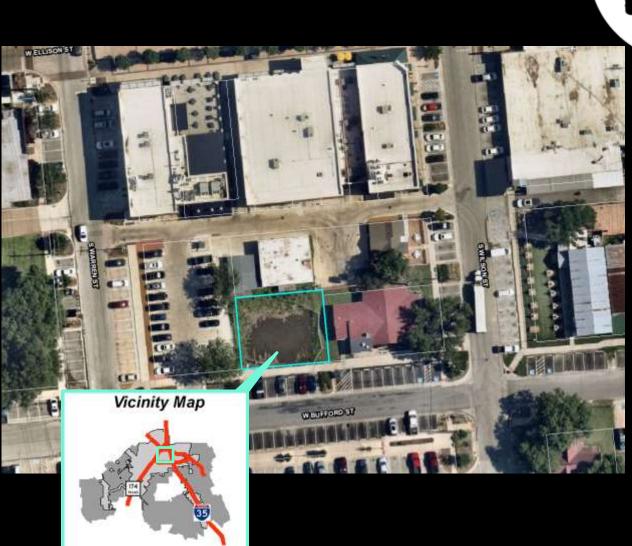
- 136 W Bufford Street
- .106 of an acre

<u>Applicant:</u>

Joey Dello Russo

<u>Item for approval:</u>

Development Plan (24-148)



BIX

8

Capone's Hideout

Property Information: Zoned CC,

Central Commercial Located in the OT, Old Town Overlay district



Summary:

Single story restaurant & bar with a "Vernacular Commercial Storefront" architectural style Item A

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	N/A
Cornice molding and accents at roof parapet.	Yes





PRIMARY BRICK

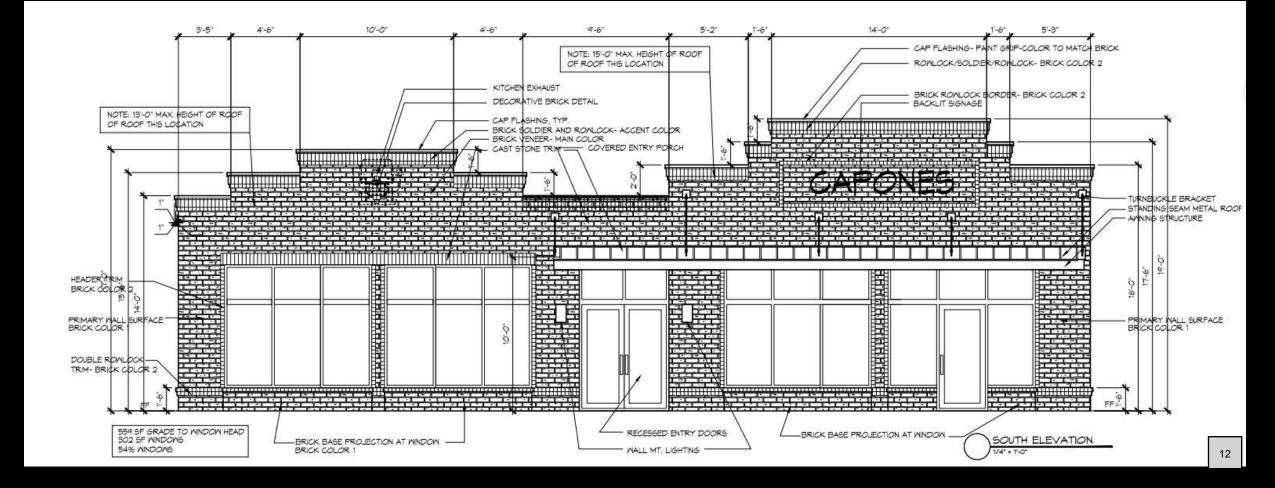
COLOR 1



ACCENT BRICK COLOR 2

BRONZE FINISH WINDOWS, DOORS, AWNING



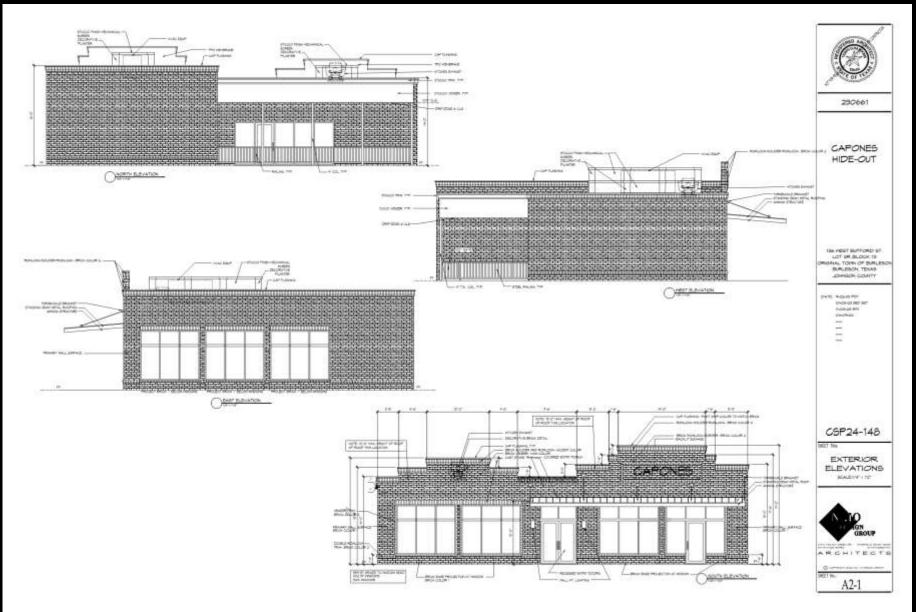


Item A





13





14

Recommendation

 Recommend approval of the development plan



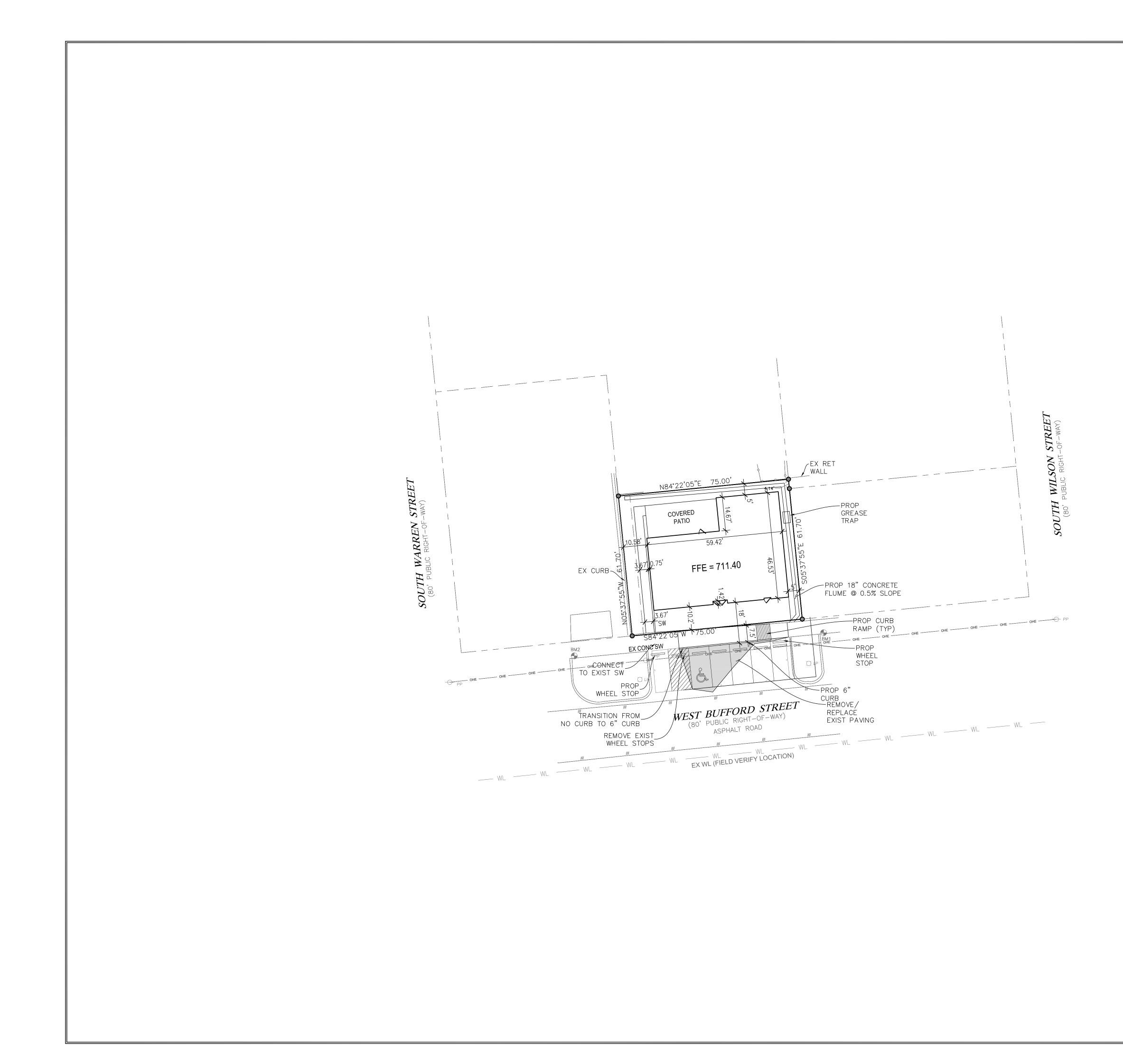


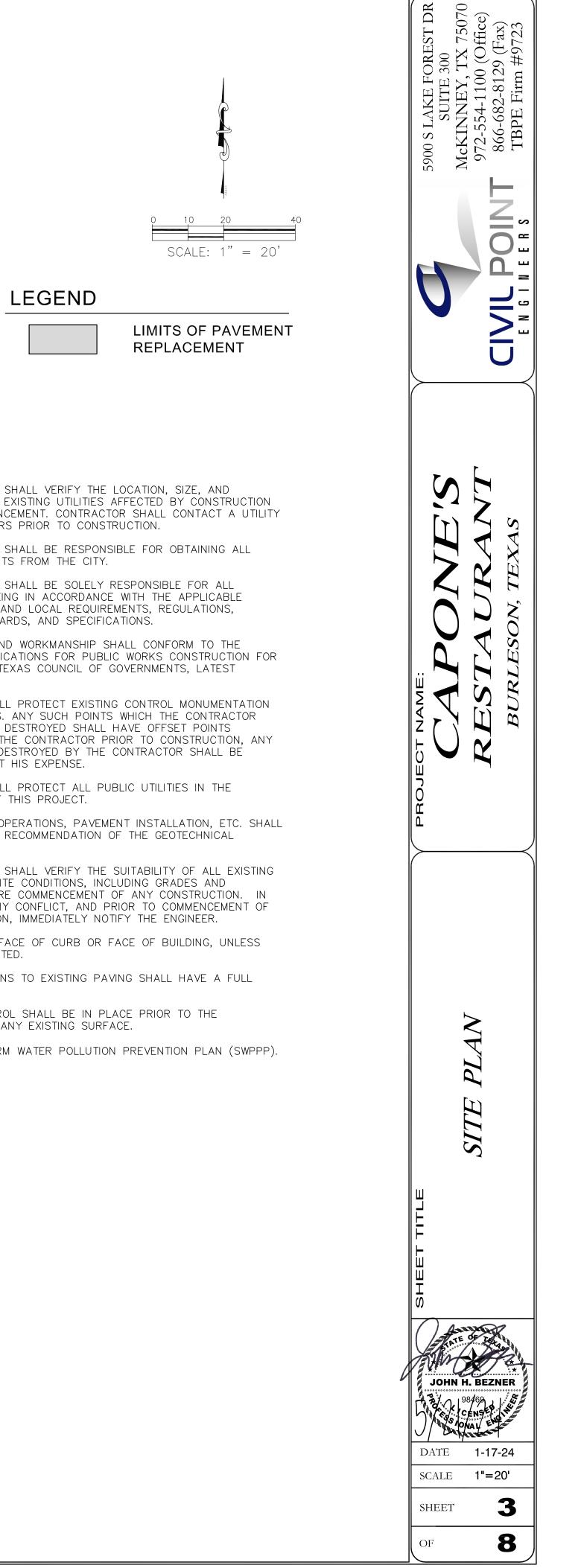
Statement of Architectural and Contextual Compatibility Capones Hideout 136 West Bufford St. Burleson, Texas

To whom it may concern:

The site is located in the center of the block facing West Bufford Street. Formerly on the site, the structure was a single story wood frame building that had formerly been a residence before being converted into various commercial businesses. The original structure has been demolished. The adjacent structure to the east is a single story wood frame structure. The structure to the north will be a 2 story masonry structure and is currently under construction.

The elevation was designed to conform to the Vernacular Commercial Storefront style w/ larger display windows and a base brick accent, transom windows, recessed street entry, double entry doors and cornice accent treatment at the roof parapet..



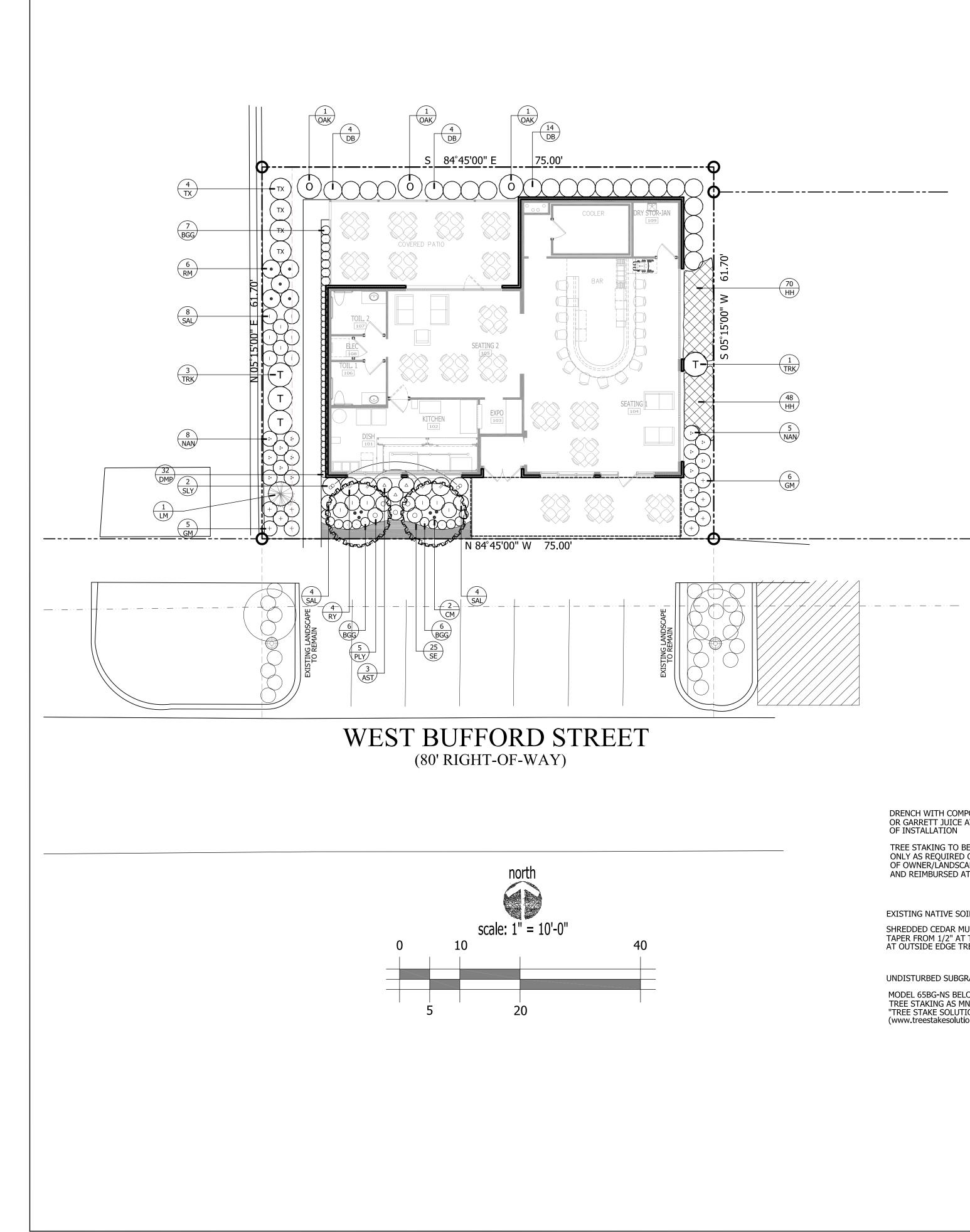


<u>GENERAL NOTES:</u>

- 1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 48 HOURS PRIOR TO CONSTRUCTION.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY.
- 3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION BEING IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS, AND SPECIFICATIONS.
- 4. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.
- 5. CONTRACTOR SHALL PROTECT EXISTING CONTROL MONUMENTATION AND BENCHMARKS. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION, ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
- 6. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
- 7. ALL EARTHWORK OPERATIONS, PAVEMENT INSTALLATION, ETC. SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL REPORT.

8. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT. AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER.

- 9. DIMENSIONS ARE FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE INDICATED.
- 10. ALL CONNECTIONS TO EXISTING PAVING SHALL HAVE A FULL DEPTH SAWCUT.
- 11. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
- 12. REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

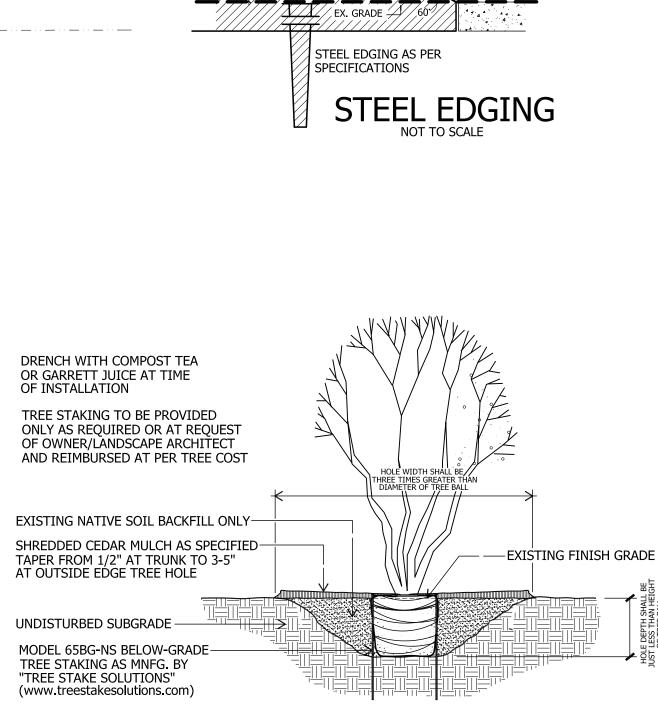


				<u> </u>			
SYM	MATERIAL	QNTY	SIZE	ΗT	SP	NOTES	SPACING
СМ	CRAPE MYRTLE	2	30 GAL.	8-10'	4-5'	CONTAINER	GROWN
	LAGERSTROEMIA IND	ICA 'NATC	HEZ"				
LM	LINDHEIMER'S MUHLY	1	5 GAL.	24"	18"	FULL	48"oc
	MUHLENBERGIA LIND						
TRK	TURK'S CAP	4	5 GAL.	24"	18"	FULL	48"oc
	MALVAVISCUS DRUM						
OAK	OAKLEAF HYDRANGEA	3	5 GAL.	24"	18"	FULL	48"oc
	HYDRANGEA MACROF			o ///			
TX	TEXAS SAGE		5 GAL.	24"	18"	FULL	48"oc
	LEUCOPHYLLUM FRUT				20"		261
RY	RED YUCCA	4	5 GAL.	15"	20"	FULL	36"oc
CLV	HESPERALOE PARVIE	2	5 GAL.	18"	20"	FULL	36"oc
SLY	YUCCA RECURVIFOLI		5 GAL.	18	20	FULL	30 00
RM	ROSEMARY	6	5 GAL.	15"	20"	FULL	36"oc
	ROSMARINUS OFFICI	-	J GAL.	13	20	TULL	JU UC
DB	DWF BURFORD HOLLY	20	5 GAL.	18"	15"	FULL	36"oc
	ILEX CORNUTA 'BURF			10	15		50 00
PLY	PALE LEAF YUCCA	5	5 GAL.	12"	15"	FULL	36"oc
	YUCCA PALLIDA						
NAN	OBSESSION NANDINA	14	3 GAL.	12"	12"	FULL	30"oc
	NANDINA DOMESTICA	\ 'OBSESSI	ON'				
SAL	SALVIA	16	3 GAL.	12"	12"	FULL	30"oc
	SALVIA GREGGII 'RED						
AST	ASTER	3	3 GAL.	12"	12"	FULL	30"ос
	ASTER x 'FRIKARTIL'						
BGG	BLUE GRAMA GRASS	19	3 GAL.	12"	12"	FULL	18"oc
	BOUTELOUA GRACILL						
DMP	DWF MEX PETUNIA	32	1 GAL.	4"	5"	FULL	12"oc
	RUELLIA BRITTONIAN						
HH	HORSE HERB	118	4" POTS	MIN. 8	" RUN	NERS	12"oc
C E	CALYPTOCARPUS VIA						
SE	STEEL EDGING	25	LIN. FT.	KEF. D	ETAIL		

1.	PLANT LIST FOR THIS SHEET ONLY.
2.	PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE
	CONTRACTOR TO VERIFY ALL QUANTITIES.
3.	ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY
	EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL
	SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO
	REMOVE ANY VEGETATION.
4.	AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL
	SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION,
	STONES, CLODS AND DEBRIS.
5.	AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED
	TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6.	APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND
	TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF
	FOLLOWING:
	VITAL EARTH COMPOST
	BACK-TO-EARTH SOIL CONDITIONER
	LIVING EARTH COMPOST
	SOIL BUILDING SYSTEMS COMPOST
	SILVER CREEK MATERIALS COMPOST
7.	TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED
	NATIVE CEDAR MULCH.
8.	ALL ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAIL THIS SHEET.
9.	ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION
	SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER.
	SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND
	EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY
	LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT),
	S.B. NO. 259.

DECOMPOSED GRANITI
a. EXCAVATE AS REQU b. LANDSCAPE CONTR
EXISTING VEGETAT
APPLICATION TO R
c. AFTER APPROPIATE
SUBGRADE AND RA
d. TILL TOP 1" OF SUE
e. INSTALL FILTER FA f. PLACE FOUR (4) IN
1" LIFTS, WITH EAG
g. PLACE FOUR (4) IN
AGGREGATE BASE,
PROCTOR. h. PLACE FOUR (4) IN
AGGREGATE BASE,
PROCTOR.
i. AFTER FINISH GRA
TO DECOMPOSED G

MIN. 20% SITE TO BE L	ANDSCAPE AREA
TOTAL SITE	4,627 SF
MIN. REQUIRED	925 SF (20.00%)
PROVIDED	1,246 SF (26.93%)
MIN. 40% REQUIRED LA	NDSCAPE IN FRONT YARD
MIN. REQUIRED	370 SF (40.00%)
PROVIDED	381 SF (41.19%)



ANGLE EDGING AS SHOWN — AT ALL EDGING/PAVEMENT

– 2 1/2"-3"

— SIDEWALK, PAVEMENT

INTERSECTIONS

70 HH

1 TRK

48 HH

5 NAN

6 GM

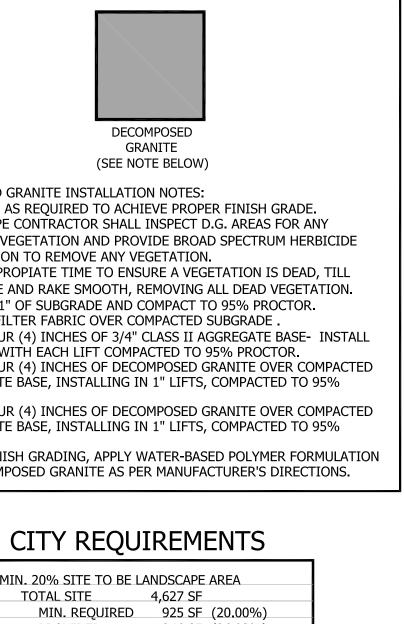


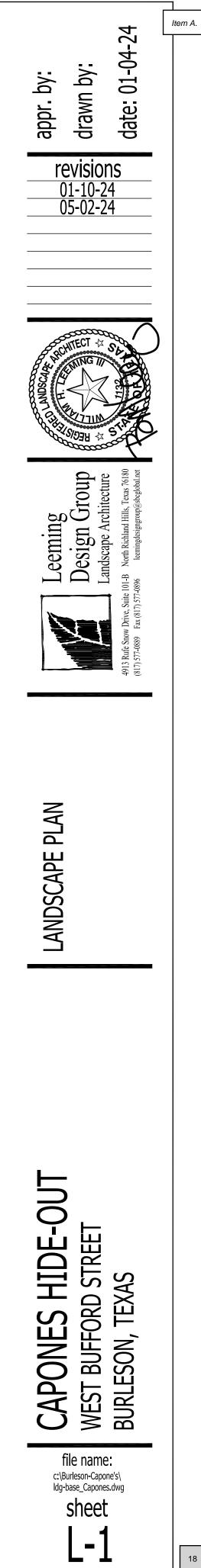
PLANTLIST

LANDSCAPE NOTES

S SHEET ONLY.
SED AS AIDE TO BIDDER ONLY. LANDSCAPE
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RAKING OUT ALL DEAD VEGETATION.
OF ORGANIC MATERIAL OVER ENTIRE BED AND
SOIL. ORGANIC MATERIAL SHALL BE ONE OF
POST

LANDSCAPE LEGEND



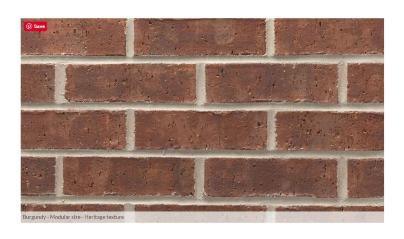




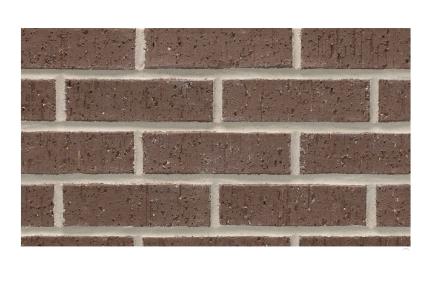




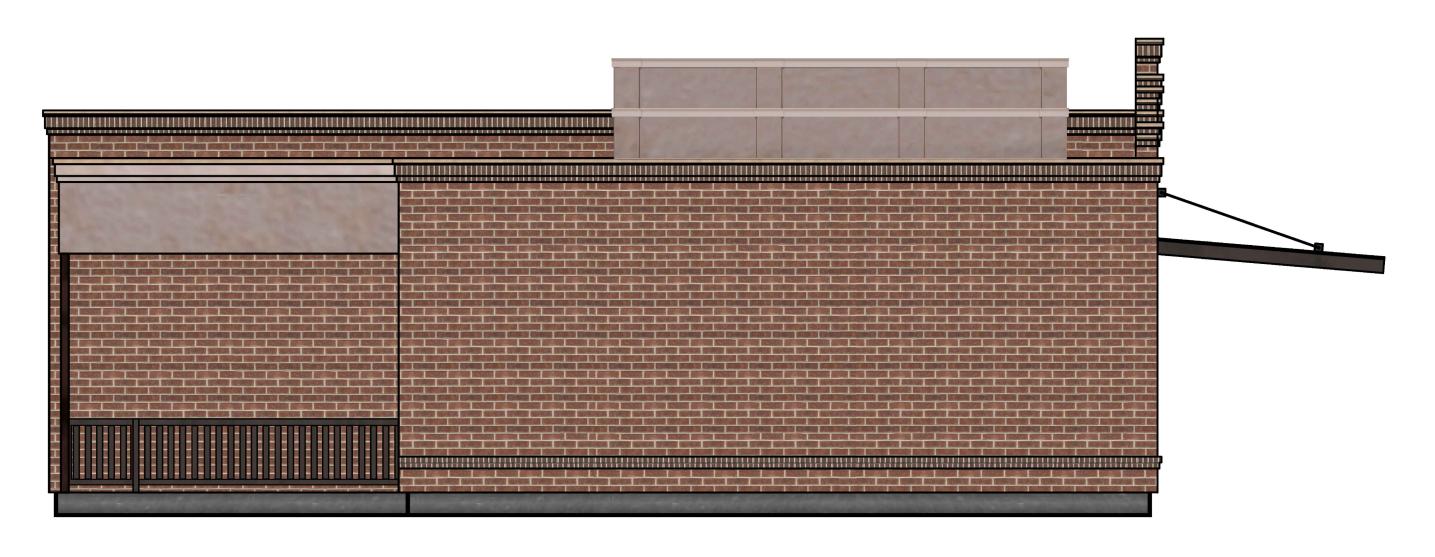




PRIMARY BRICK COLOR 1



ACCENT BRICK COLOR 2



EAST ELEVATION



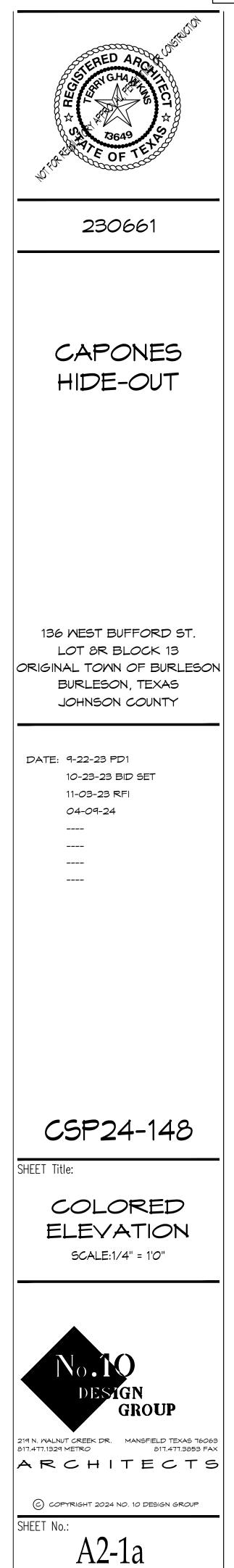
Item A.

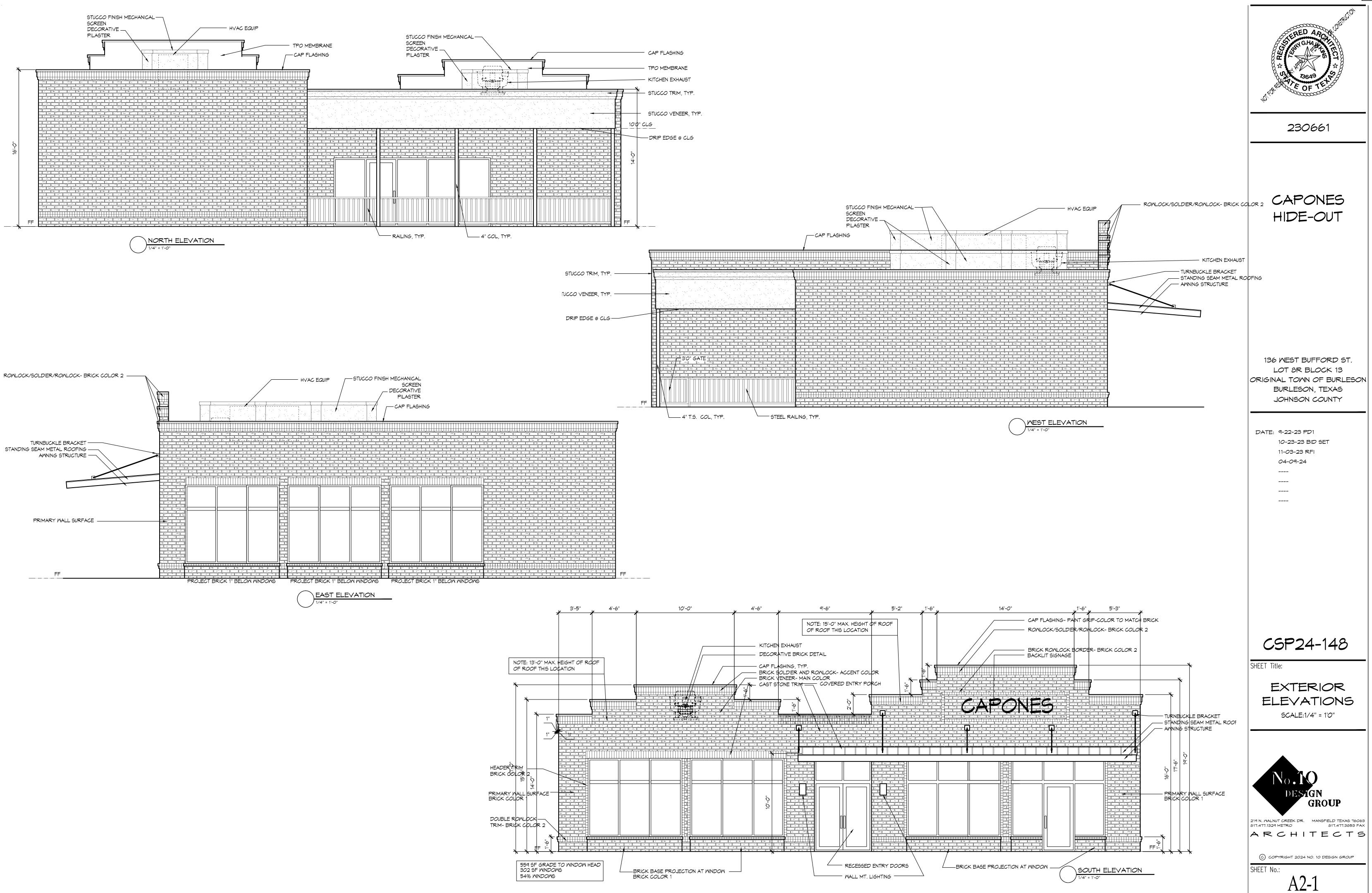


BRONZE FINISH WINDOWS, DOORS, AWNING

MEST ELEVATION

SOUTH ELEVATION- COLORED





Item A.