

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 GENERALLY Search: § 4-4 Classification of architectural styles. \(ecode360.com\)](#)

FISCAL IMPACT:

None

STAFF CONTACT:

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