



# Case CSP26-015

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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

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## Property Information:

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

## Summary:

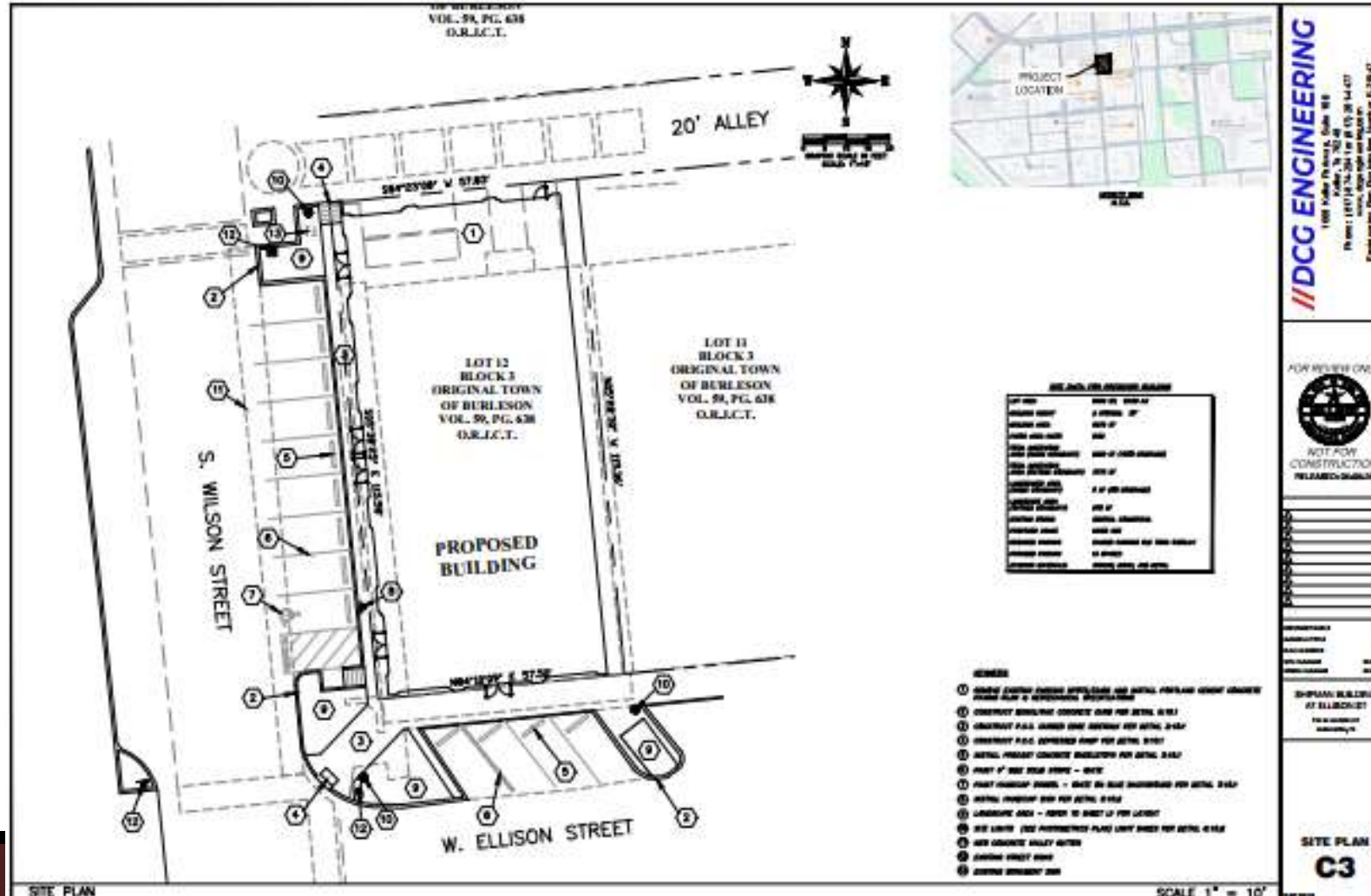
The applicant is proposing a new two-story Commercial Building in the “Neoclassical/Georgian Revival” architectural style with waivers to landscaping and setbacks.



# Neoclassical/Georgian Revival Building Characteristics

| Old Town Design Standard<br>Building Characteristics                                                                                     | Contains this<br>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                             |

## 5



THE CITY OF  
**BURLESON**  
TEXAS



# 114 W Ellison Street Building Rendering



NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION

SHINAMI PROPERTIES  
GRAND BUILDING  
114 W ELLISON ST  
BURLESON, TX 76010  
817.233.1111

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# 114 W Ellison Street Building Elevations



# 114 W Ellison Street Building Elevations



# 114 W Ellison Street

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## **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.

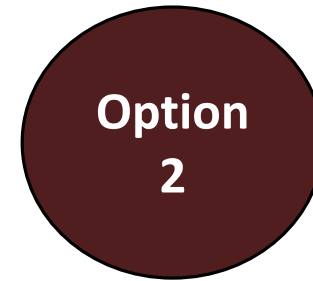
## **Staff Recommendation:**

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

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