



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.

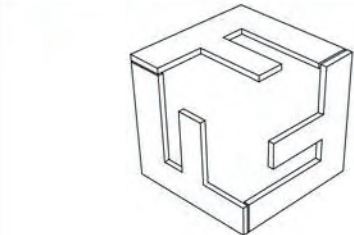
City of Burleson Landscaping Ordinance requires that landscaping equally at least 20% of the site be provided. Of that 20%, not less than 40% shall be located in the front yard.

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@FORMSI.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
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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.
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REVISIONS:

ISSUE FOR REVIEW DATED 02/25/2026

SHEET TITLE:

RENDERING

SHEET:

A3.00C

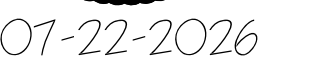


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ARCHITECT SEAL:



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CITY OF BURLESON

FORM studios, Inc.
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REVISIONS:

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

SHEET TITLE:
INTERIOR ELEVATIONS

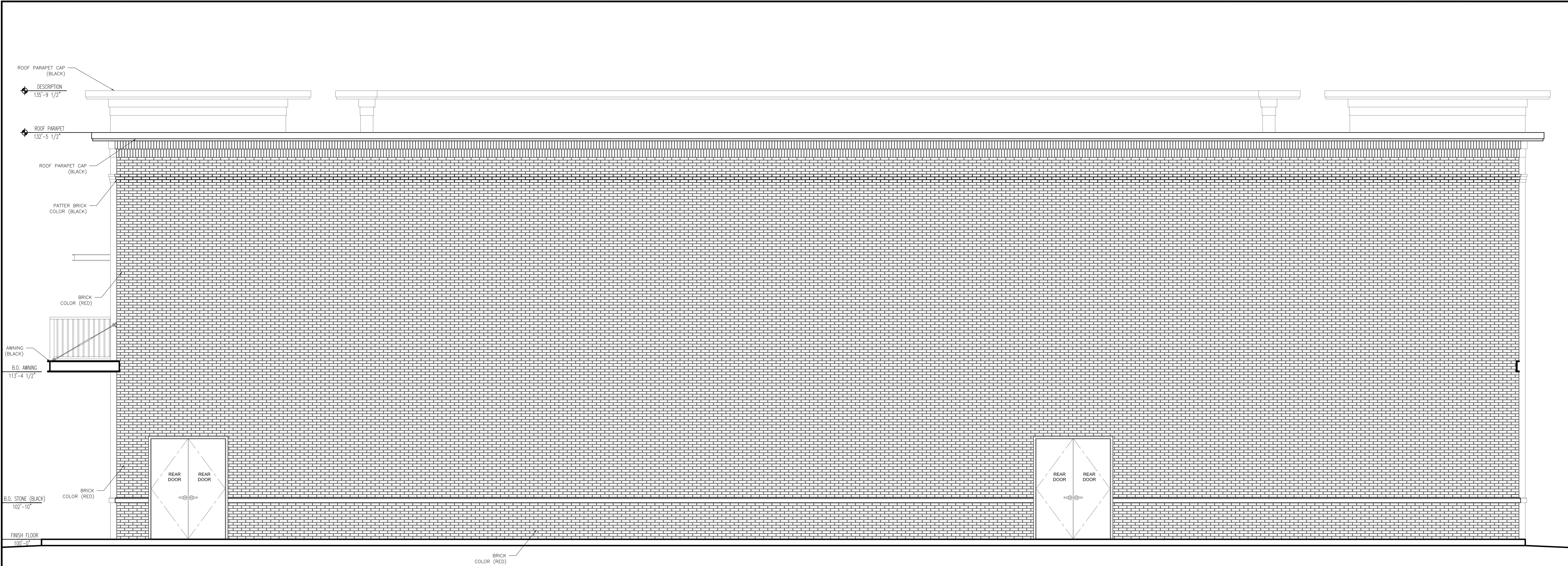
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A3.00A

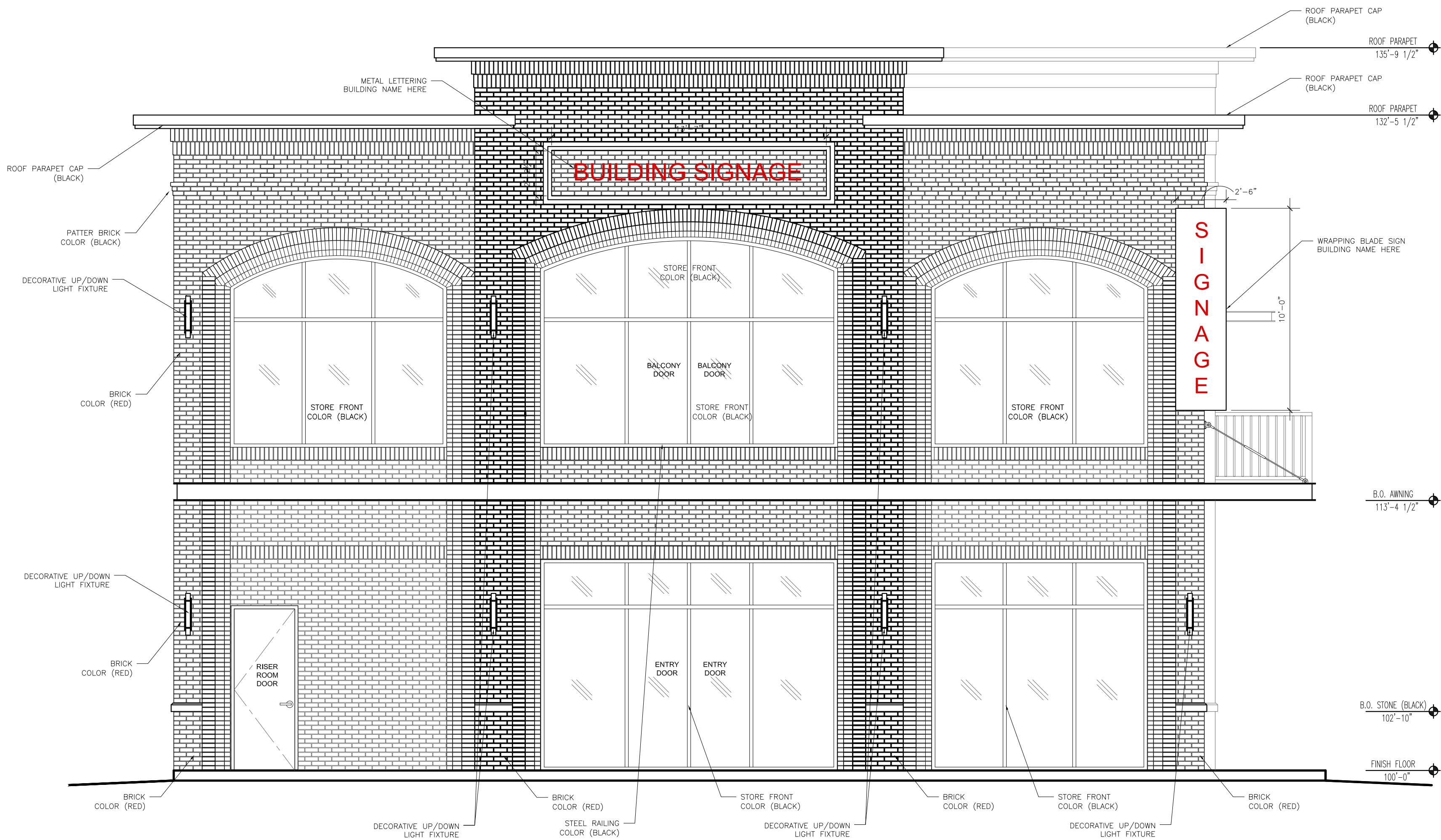
ISSUE FOR REVIEW DATED 05/26/2026



FORM STUDIOS INC. ARCHITECTURE
817-426-2009 www.formstudios.com
SHEET: A3.006 7/24/2008 - 3:25pm
PROJECT: 2007 SHIPMAN GRAND BUILDING SOURCE.dwg
DRAWN BY: SHIPMAN GRAND BUILDING SOURCE.dwg
IN: 2007 SHIPMAN GRAND BUILDING SOURCE.dwg
FILE NAME: D:\FORM STUDIOS\form Studios\Project\Projects - 2007\2007_10_09 SHIPMAN GRAND BUILDING\A300 SERIES-SHIPMAN GRAND BUILDING.dwg
2007_10_09 SHIPMAN GRAND BUILDING\A300 SERIES-SHIPMAN GRAND BUILDING.dwg

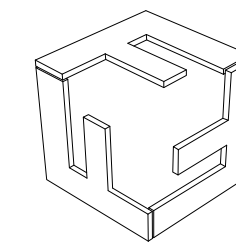


01 EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



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

FORM STUDIOS INC. 817-426-3006
FILE NAME: C:\VMS\2023\05\Shipman Grand Building\A300B EXTERIOR ELEVATIONS.dwg
DATE: 05/26/2026
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
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 ENGINEERING
P.O. BOX 12337, AUSTIN, TX 78711-2337
PHONE: (512) 305-9000
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 THE RESPECTIVE WORK.
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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

FORM studios, Inc.
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ISSUE FOR REVIEW DATED 05/26/2026



02 SITE MAP

SCALE: NTS

NOTE 1 – T.A.S. CHANGE IN LEVELS

- IF AN ACCESSIBLE ROUTE HAS CHANGES GREATER THAN $\frac{1}{2}$ " THEN A CURB RAMP, RAMP, ELEVATOR OR PLATFORM LIFT SHALL BE PROVIDED.
- AT ENTRY OR DOORWAY MAX. VERTICAL DISTANCE IS $\frac{1}{2}$ " TOTAL HEIGHT INCLUDING ANY DOOR HARDWARE OR THRESHOLD.
- AT CHANGES IN FLOORING MATERIAL MAX. CHANGE IN HEIGHT IS $\frac{1}{2}$ " (TOTAL HEIGHT).

T.A.S. CONCRETE SURFACE

- SURFACES OF CURB RAMPS SHALL COMPLY WITH SECTION 4.5 ABOVE.
(1) TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
- FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

T.A.S. PAVING SLOPE REQUIREMENTS

- | | |
|----------------------------------|----------------------------------|
| 1. ACCESSIBLE ROUTE | <5% SLOPE
<2% CROSS SLOPE |
| 2. RAMP & CURB RAMP | <8.33% (1:12)
<2% CROSS SLOPE |
| 3. T.A.S. PARKING & ACCESS AISLE | <2% SLOPE IN ANY DIRECTION |
- < = LESS THAN

SITE IRRIGATION:

- A LOW VOLUME IRRIGATION SYSTEM, THAT PROVIDES 100% COVERAGE TO ALL PROPOSED PLANTINGS, WILL BE DESIGNED AND INSTALLED BY THE CONTRACTOR AND WILL BE MAINTAINED BY OWNER.
- THE PROPOSED IRRIGATION SYSTEM MUST MEET OR EXCEED ALL APPLICABLE CITY CODE REQUIREMENTS. (I.E., BACK FLOW PREVENTION, AUTOMATIC RAIN SHUTOFF DEVICE, ETC...)
- IRRIGATION SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO THE COMMENCEMENT OF WORK.
- IRRIGATION SYSTEM MUST BE INSPECTED AND ACCEPTED BY CITY PROJECT MANAGER PRIOR TO INSTALLATION OF MULCH.
- UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.

LOT SQUARE FOOTAGE:

TOTAL SQ. FOOTAGE (SITE)	=	6,659	SQ. FT.
BUILDING PAD SQ. FOOTAGE	=	5,766	SQ. FT.

PARKING IN R-O-W:

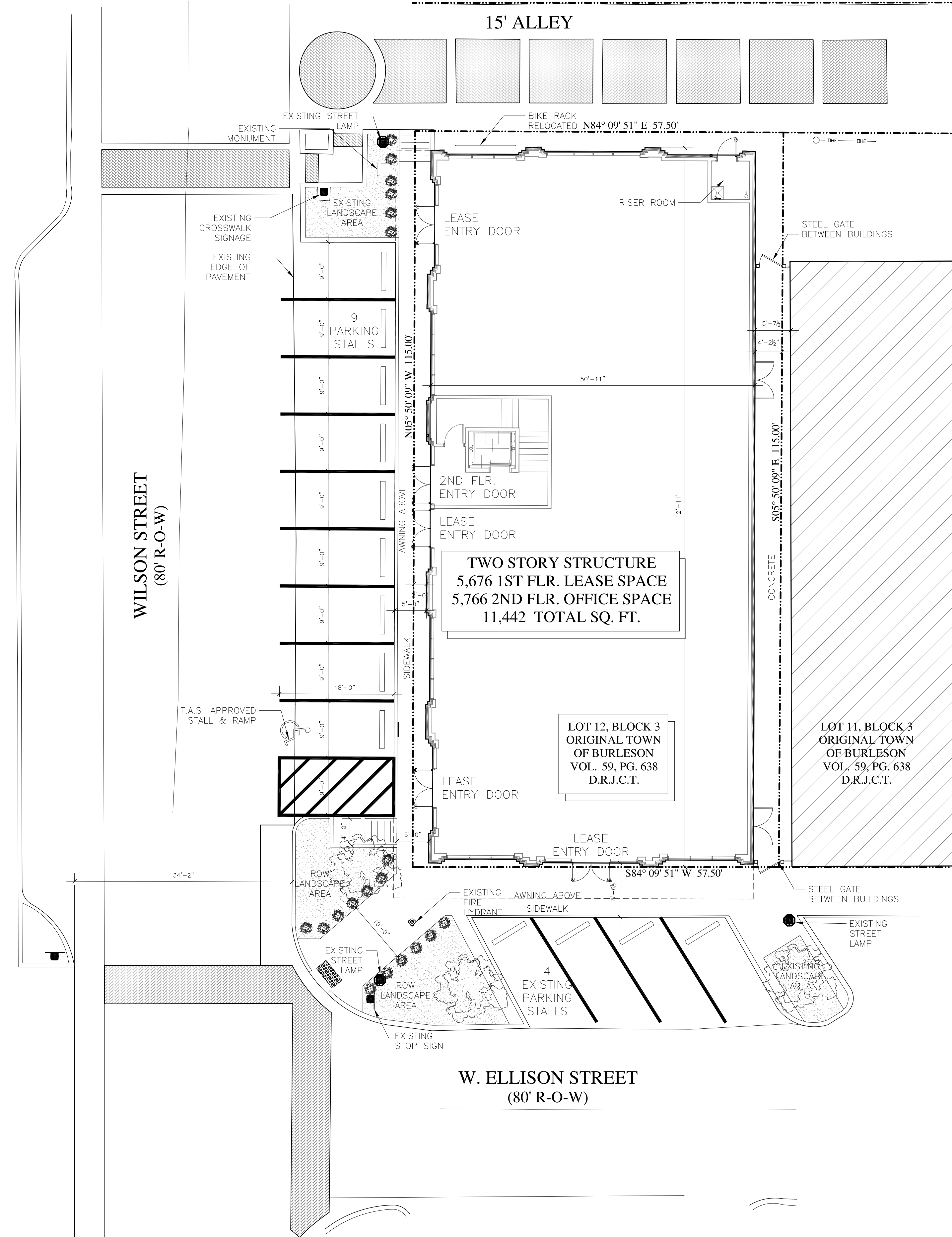
PARKING PLANNED	=	13
HANDICAP STALLS	=	1

SITE LIGHTING / BUILDING LIGHTING:

- POWER TO BE CONTROLLED BY ELECTRIC EYE.
- REFER TO A2.04 SERIES LIGHT LEGEND FOR FIXTURE SPECIFICATIONS.

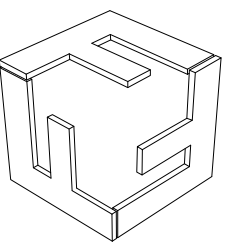
GENERAL NOTES: T.A.S.

- ALL PAVING AND CURBING TO COMPLY WITH T.A.S. GUIDELINES FOR SURFACES, SLOPE, AND CROSS SLOPE. T.A.S. 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6, 4.3.7, 4.3.8, 4.5.1, 4.5.2, AND 4.5.3.
- PARKING TO COMPLY WITH T.A.S. 4.6.1, 4.6.2, AND 4.6.3.
- RAMPS TO COMPLY WITH T.A.S. 4.7.1, 4.7.2, 4.7.3, 4.7.4, 4.7.5, 4.7.6, 4.7.8, 4.7.9, 4.7.10, 4.8.



02 SITE PLAN

SCALE: 1"=10'-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
P.O. BOX 12337, AUSTIN, TX 78711-2337
PHONE: (512) 305-9000
HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECTS REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A

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ARCHITECT SEAL:



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CITY OF BURLESON

REVISIONS:

SHEET TITLE:

SITE PLAN

SHEET:

A1.03A

ISSUE FOR REVIEW DATED 05/26/2026



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THE TEXAS BOARD OF ARCHITECTURAL
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CITY OF BURLESON

REVISIONS:

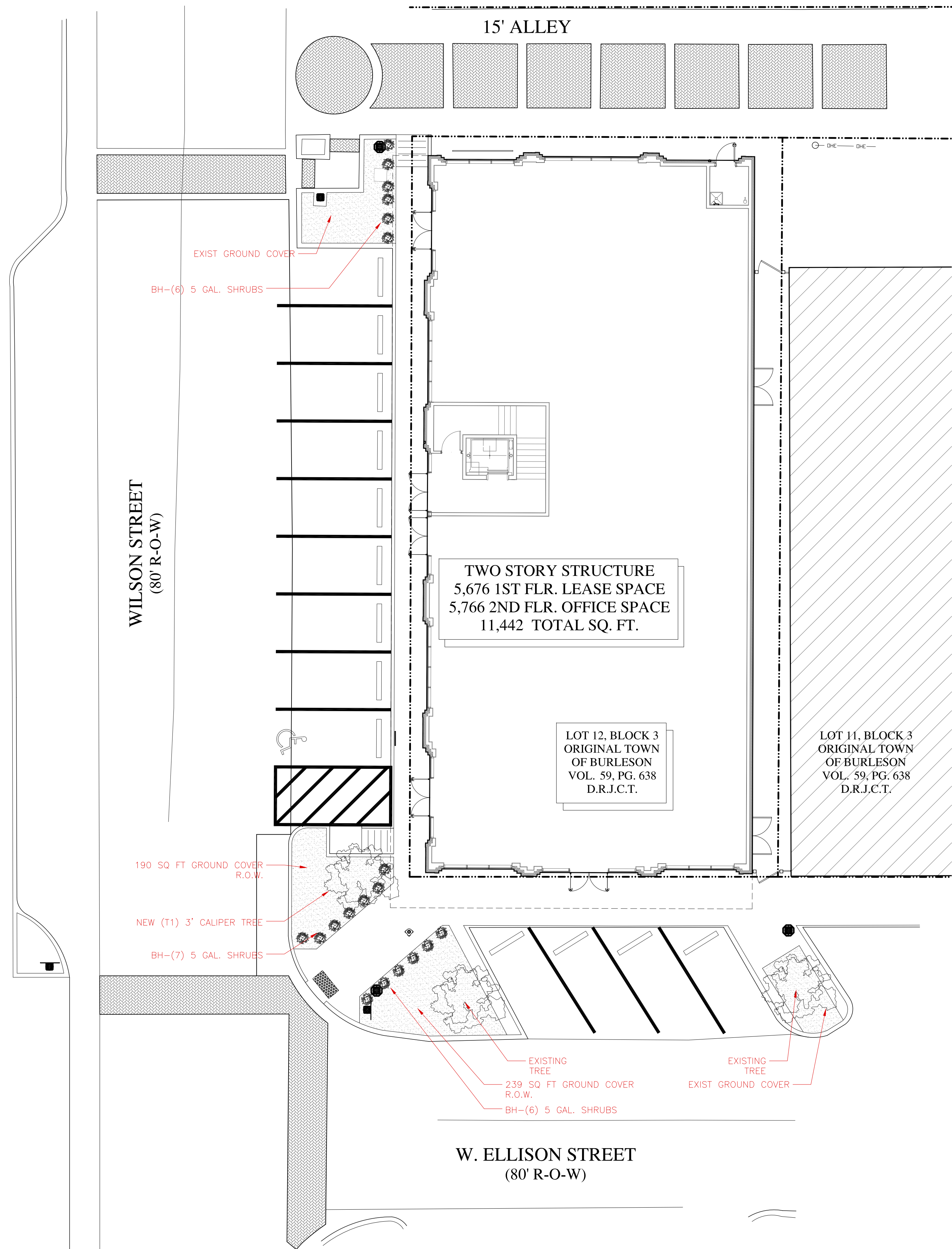
ISSUE FOR REVIEW DATED 05/26/2020

SHEET TITLE:

LANDSCAPE PLAN

SHEET:

A1.03B



TOTAL SQ. FOOTAGE (SITE)	-	6,659	SQ. FT.
LANDSCAPE AREA REQ.	-	1,332	SQ. FT.

LANDSCAPE PLANNED (ON SITE):			
LANDSCAPE AREA REQUIRED	=	1,332	SQ. FT.
AMOUNT OF GRASS AND DROUGHT TOLERANT	=	0	SQ. FT.
(28) 5 GALLON SHRUBS	=	0	SQ. FT.
		0	SQ. FT.

LANDSCAPE PLANNED (RIGHT OF WAY):			
(2) 3" CALIPER TREES REQ. PARKWAY TREES	=	400	SQ FT
AMOUNT OF GRASS AND DROUGHT TOLERANT	=	587	SQ FT
(18) 5 GALLON SHRUBS	=	450	SQ FT
		14,37	SQ FT

QTY.	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
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TREES:
2 T1 3" CALIPER TREE (SHUMARD OAK)

SHRUBS:
18 BH DWARF BURFORD HOLLY *Ilex cornuta* "Burford Nana" 3' HT. FULL, 20" SPREAD, SPACED 36" O.C.

GROUND COVER:
587 SQ. FT. GROUND COVER



01 LANDSCAPE PLAN
SCALE: 1"=10'-0"

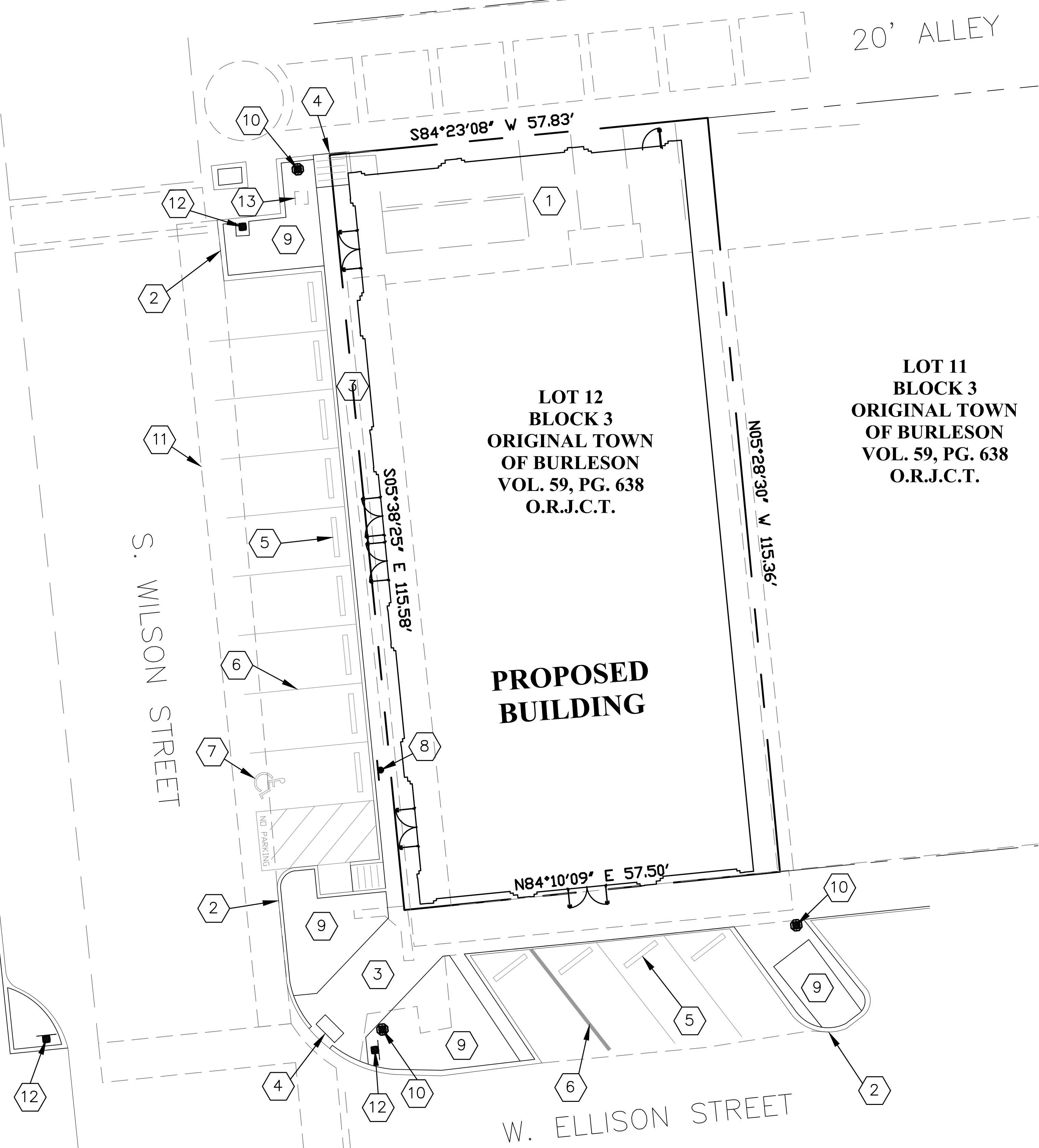
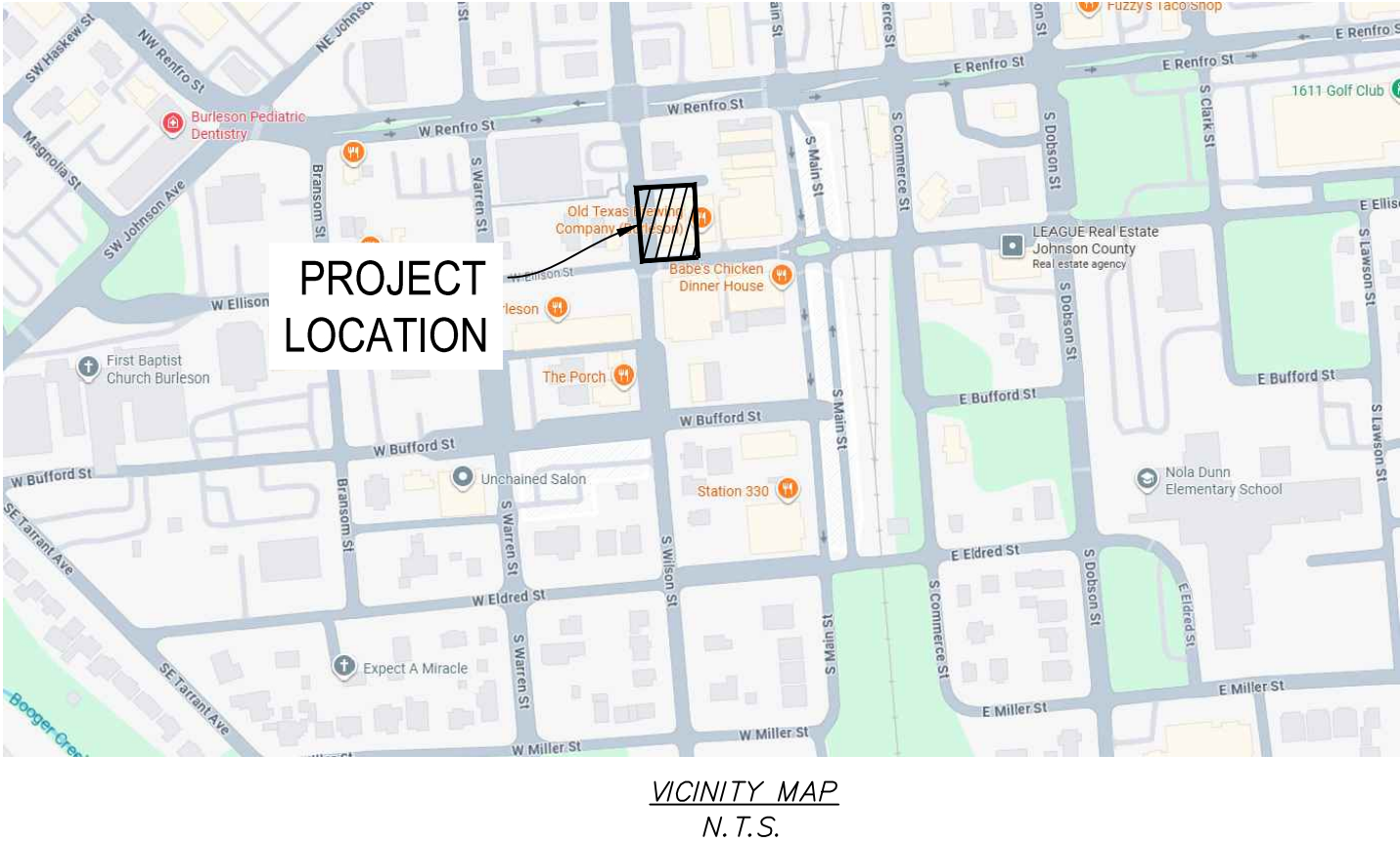
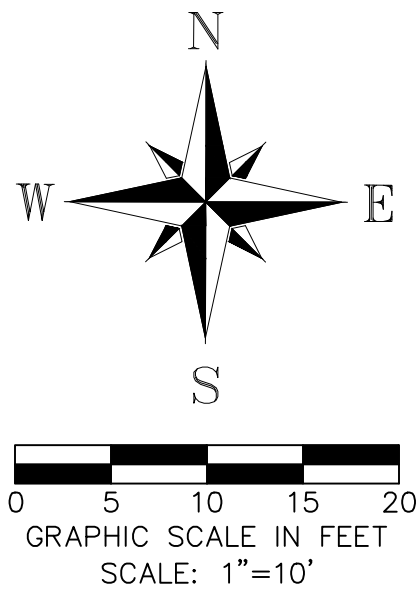
SCALE: 1"=10'-0"

FORM STUDIOS INC. ARCHITECTURE
017-426-3000 www.formstudios.com
FILE NAME: D:\FORM STUDIOS\Form Studios Dropcap\Projects - 2023\10_09 SHIPMAN GRAND BUILDING\A103 SERIES GRAND BUILDING.dwg
SHEET: 41.03B
DATE PRINTED: 5/26/2026 @ 1:17pm
PRINTED BY: Beccyberry
PLOTTER: HP DesignJet T1300PS
103 SHIPMAN GRAND_SIT_SOURCE.dwg

FORM studios, Inc.
FSI 2026

ISSUE FOR REVIEW DATED 05/26/2026

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



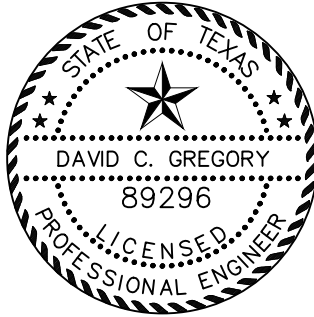
SITE DATA FOR PRESCHER BUILDING	
LOT AREA	6659 SF; 0.153 AC
BUILDING HEIGHT	2 STORIES; 30'
BUILDING AREA	5676 SF
FLOOR AREA RATIO	0.85
TOTAL IMPERVIOUS AREA (INSIDE BOUNDARY)	6659 SF (100% COVERAGE)
TOTAL IMPERVIOUS AREA (OUTSIDE BOUNDARY)	3775 SF
LANDSCAPED AREA (INSIDE BOUNDARY)	0 SF (0% COVERAGE)
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
- 1 REMOVE EXISTING PARKING SPOTS/CURB AND INSTALL PORTLAND CEMENT CONCRETE PAVING PLAN & GEOTECHNICAL SPECIFICATIONS
 - 2 CONSTRUCT MONOLITHIC CONCRETE CURB PER DETAIL 9:10.1
 - 3 CONSTRUCT P.C.C. CURBED EDGE SIDEWALK PER DETAIL 2:10.1
 - 4 CONSTRUCT P.C.C. DEPRESSED RAMP PER DETAIL 5:10.1
 - 5 INSTALL PRECAST CONCRETE WHEELSTOPS PER DETAIL 3:10.1
 - 6 PAINT 4" WIDE SOLID STRIPE - WHITE
 - 7 PAINT HANDICAP SYMBOL - WHITE ON BLUE BACKGROUND PER DETAIL 7:10.1
 - 8 INSTALL HANDICAP SIGN PER DETAIL 5:10.2
 - 9 LANDSCAPE AREA - REFER TO SHEET L1 FOR LAYOUT
 - 10 SITE LIGHTS (SEE PHOTOMETRICS PLAN) LIGHT BASES PER DETAIL 6:10.2
 - 11 NEW CONCRETE VALLEY GUTTER
 - 12 EXISTING STREET SIGNS
 - 13 EXISTING MONUMENT SIGN

DCC ENGINEERING

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www.dccengineering.com
Engineering Firm Registration Number F-21947

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CONSTRUCTION
RELEASED: 06-08-26

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△

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

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

SITE PLAN
C3