
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:

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