

---

## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Senior Planner  
**MEETING:** January 30, 2024

---

**SUBJECT:**

Dobson Townhomes (Case 23-003): Consider a site plan for Dobson Townhomes located at 200 S Dobson with a waiver to the development plan related to the maximum roof pitch for a Rural Farmhouse architectural style. (*Staff Presenter: Lidon Pearce, Senior Planner*)

**SUMMARY:**

On January 9, 2023, a development plan and site plan were submitted by Paul Jenkins (owner) on approximately .30 acres of land addressed as 200 S Dobson. The applicant is proposing 4 two-story townhomes with a "Rural Farmhouse" architectural style, with a waiver to the maximum roof pitch.

**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 SFA, Single-family attached zoning district and OT, Old Town overlay district.

**Building Elevations:**

The proposed buildings are designed with a majority of the façade being cementitious fiber board clad lap siding, less the windows and doors. The design is in keeping with a complementary architectural style as prescribed in the Old Town Design Standards for "Rural Farmhouse".

**Proposed Architectural Style:**

Rural Farmhouse (1850s to 1920)

Two story height maximum.	In conformance
Clad lap siding or shingles (Cementitious Fiber Board shall be acceptable)	In conformance

Prominent entrance with a covered porch containing a 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 ( $\frac{2}{3}$ ) of the street facing edge(s) of the porch structure shall be enclosed with vertical wood or iron railing, or solid masonry bulkhead that has a minimum height of 36 inches.	In conformance (vertical wood railing)
Side gabled roof.	In conformance
12"—24" max overhang.	In conformance
Roof pitch Max. = 7:12. Min. = 5:12.	<b>Not in conformance</b> (applicant requesting 12:12; which they believe conforms more to the style and examples as contained with the Old Town Design Standards)
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 (fiberglass shingles of architectural grade)
Decorative corbels (bracket work).	In conformance
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

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

**RECOMMENDATION:**

Recommend approval of the site plan with a waiver to the roof pitch.

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

September 19, 2022: City Council approved a zoning change from Sf7, Single-family district-7 to SFA, Single-family attached district.

January 17, 2024: Old Town Design Standards Review Committee recommended approval of the development plan with a waiver to the maximum roof pitch.

**REFERENCE:**

[City of Burleson, TX OLD TOWN DESIGN STANDARDS  
\(ecode360.com\)](#)

[City of Burleson, TX GENERALLYSearch: § 4-4  
Classification of architectural styles. \(ecode360.com\)](#)

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

Lidon Pearce, CNU-A, AICP  
Senior Planner  
[lpearce@burlesontx.com](mailto:lpearce@burlesontx.com)  
817-426-9649