THE CITY OF BURLESON TEXAS

Department Memo

City Council Regular Meeting

DEPARTMENT: **Development Services**

FROM: **Tony D. McIlwain, Development Services Director**

MEETING: **November 9, 2026**

SUBJECT:

114 W. Ellison Street (CSP26-015): Consider and take possible action on a resolution for a Commercial Site Plan with waivers to landscaping and building setback. *(Staff Contact: Tony D. McIlwain, Development Services Director*) *(The Old Town Design Standards Review Committee recommended approval by a vote of 7 to 0) (The Planning and Zoning Commission recommended approval by a vote of 6 to 0)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Dynamic & Preferred City Through Managed Growth	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

On June 8, 2026, a development plan was submitted by Brad Berry with Form Studios, on behalf of Shipman Companies (Owners), of approximately 0.153 acres of land addressed as 114 W. Ellison Street. The applicants are proposing a new two-story commercial building in the "Neoclassical/Georgian Revival" architectural style.

Site Plan:

The applicants have submitted a site plan concurrently with the development plan, which does not conform to the landscaping, general yard requirements and sidewalk width requirements as outlined in the Central Commercial zoning district and the OT, Old Town overlay district.

The applicants are requesting waivers to the following:

Landscaping requirements-applicants propose to add landscaping to the Right-of-Way adjacent to the building to meet the required 20% of the total site square footage. Site is required to provide 1,332 square feet of landscaping and the applicants are proposing 1,437 square feet of landscaping improvements in the right-of-way.

Building setbacks- the building will be setback two feet from the property line. The applicants request the encroachment of awnings, canopies and balconies to extend beyond the property line and into the adjacent right-of-way. These features will hang over the sidewalk.

City Council's approval of a *Right-of-Way Use Agreement* is required for the landscaping improvements, architectural encroachments, and any other anticipated encroachments. This is a similar approach that was taken with the Ellison Street buildings, adjacent to the Mayor Vera Calvin Plaza.

Proposed Architectural Style: Neoclassical/Georgian Revival (1880s to 1950)

Building Characteristics of Neoclassical/Georgian Revival

Two-to-four stories in height.	Contains this building characteristic
Full-height entrance porch, full-façade portico, or porch with round columns with complex capitals.	Does not contain this building characteristic
Flat roof with parapet and metal or cast stone cornice; or low-pitched hip roof, with roof-line balustrades, dormers in Classical style.	Contains this building characteristic
Rectangular windows (sometimes arched) with double-hung sashes, symmetrical, multipaned.	Contains this building characteristic
Prominent center window on second story often arched or curved.	Contains this building characteristic
Decorative pediments, brackets, cantilevered wall extensions, masonry columns and quoins, botanic garlands, rosettes, trim and brackets.	Contains this building characteristic
Exterior walls of brick, quarried stone and granite, limestone panels.	Contains this building characteristic

The Statement of Architectural and Contextual Compatibility (SACC), variance request, development plan, and building elevations are attached as Exhibit 4.

RECOMMENDATION:

Staff recommends approval of a recommendation on a resolution for a Commercial Site Plan with waivers to landscaping and building setback.

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

9.23.2026: The Old Town Design Standards Review Committee recommended approval by a vote of 7 to 0.

10.13.26: The Planning and Zoning Commission recommended approval by a vote of 6 to 0.

REFERENCE:

https://ecode360.com/39940294

FISCAL IMPACT:

N/A

STAFF CONTACT:

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