

# Dobson Townhomes



## Location:

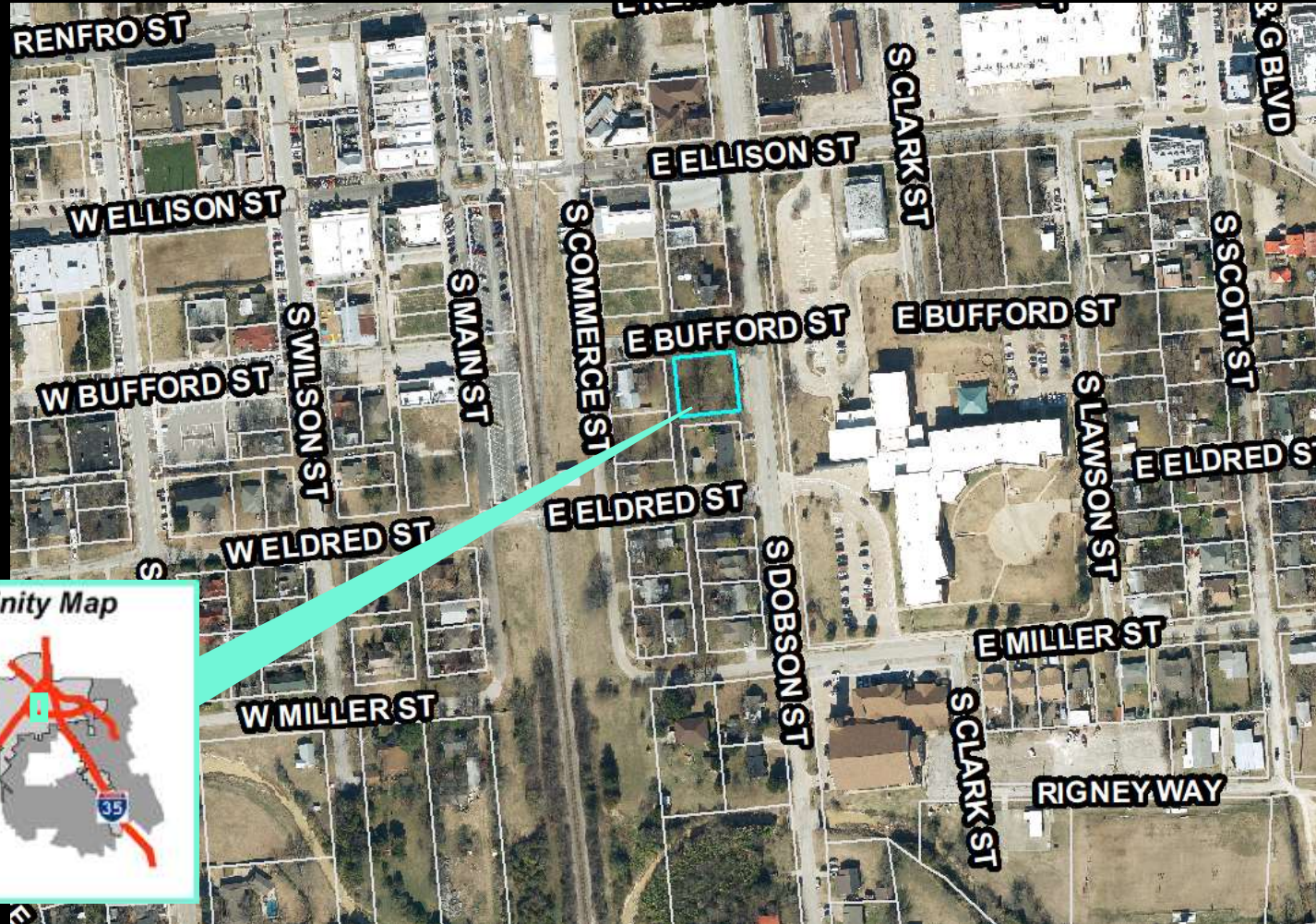
- 200 S Dobson
- .30 acres

## Applicant:

Paul Jenkins (owner)

## Item for approval:

Site Plan with waiver  
(23-003)



# Dobson Townhomes



## Property Information:

Zoned SFA, Single-family attached district

Located in the OT, Old Town Overlay district

## Summary:

4 townhomes with a "Rural Farmhouse" architectural style



# Rural Farmhouse



Old Town Design Standard	Conformance
Two story height maximum.	Yes
Clad lap siding or shingles (Cementitious Fiber Board shall be acceptable)	Yes
Porch railings to be milled wood top and bottom rails with square, turned, or flat sawn balusters.	Yes
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.	Yes
Side gabled roof.	Yes
12"—24" max overhang.	Yes
Roof pitch Max. = 7:12. Min. = 5:12.	<b>No (12:12)</b>
Boxed (concealed) eave.	Yes
Gabled dormers.	Yes
Fiberglass shingles (architectural grade), cementitious shingles, slate and faux slate materials, standing-seam metal, and pressed metal shingles shall be permitted.	Yes
Decorative corbels (bracket work).	Yes
Symmetrical placement of doors and windows.	Yes
Entrance door located in the center of wide houses, or at the side corner of narrow houses.	Yes

# Waiver to max roof pitch



## Old Town Design Standard

Roof pitch Max. = 7:12. Min. = 5:12.

## Justification

Applicant is requesting 12:12; which they believe conforms more to the style and examples as contained with the Old Town Design Standards

Examples provided in City of Burleson Old Town Design Standards for “Rural Farmhouse”



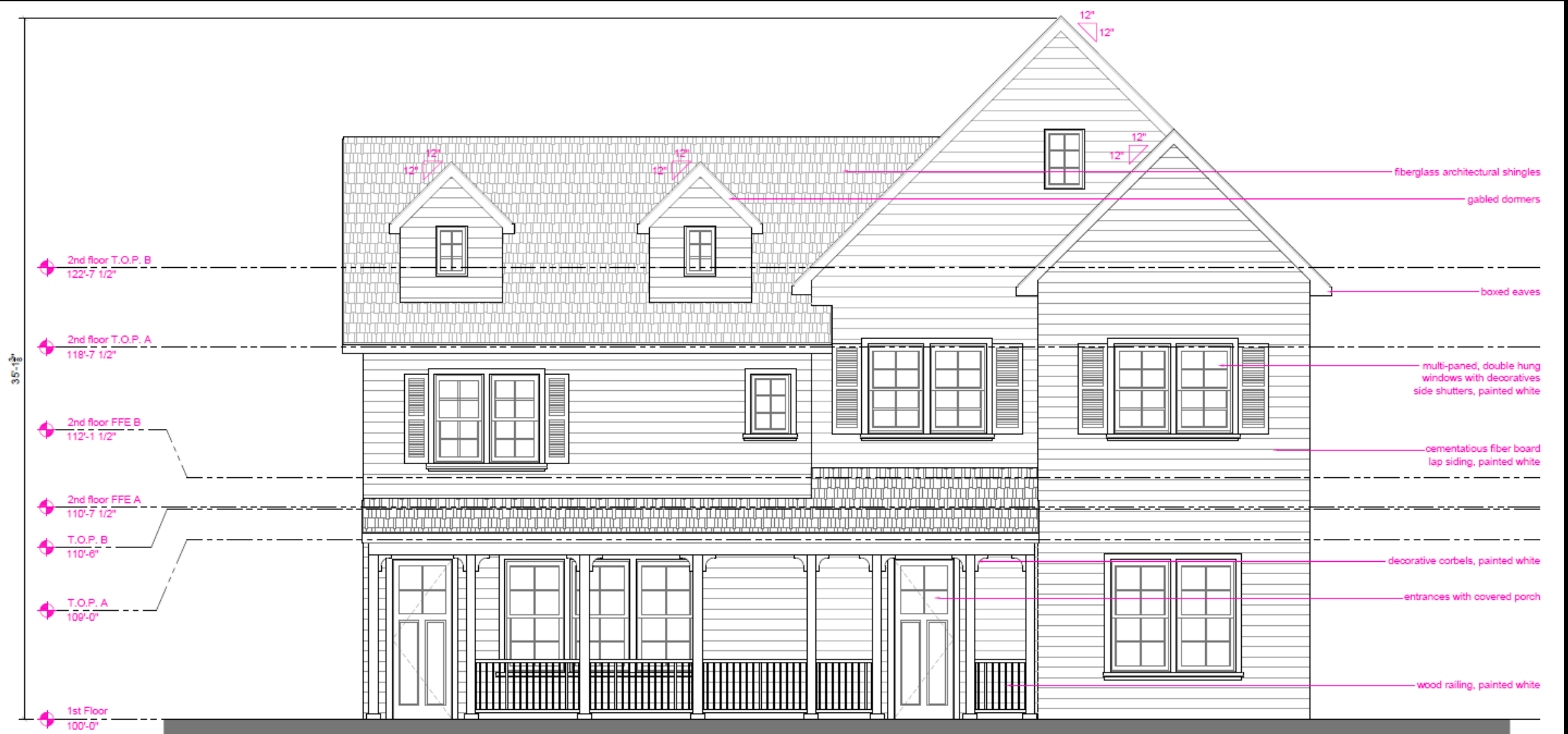
# Waiver to max roof pitch



Staff supports the waiver as the examples in our Code appear to have roof pitches that exceed 7:12 (30.2 degree slope) and based on the narrowness of townhome (SFA zoned) lots compared to traditional single-family detached.



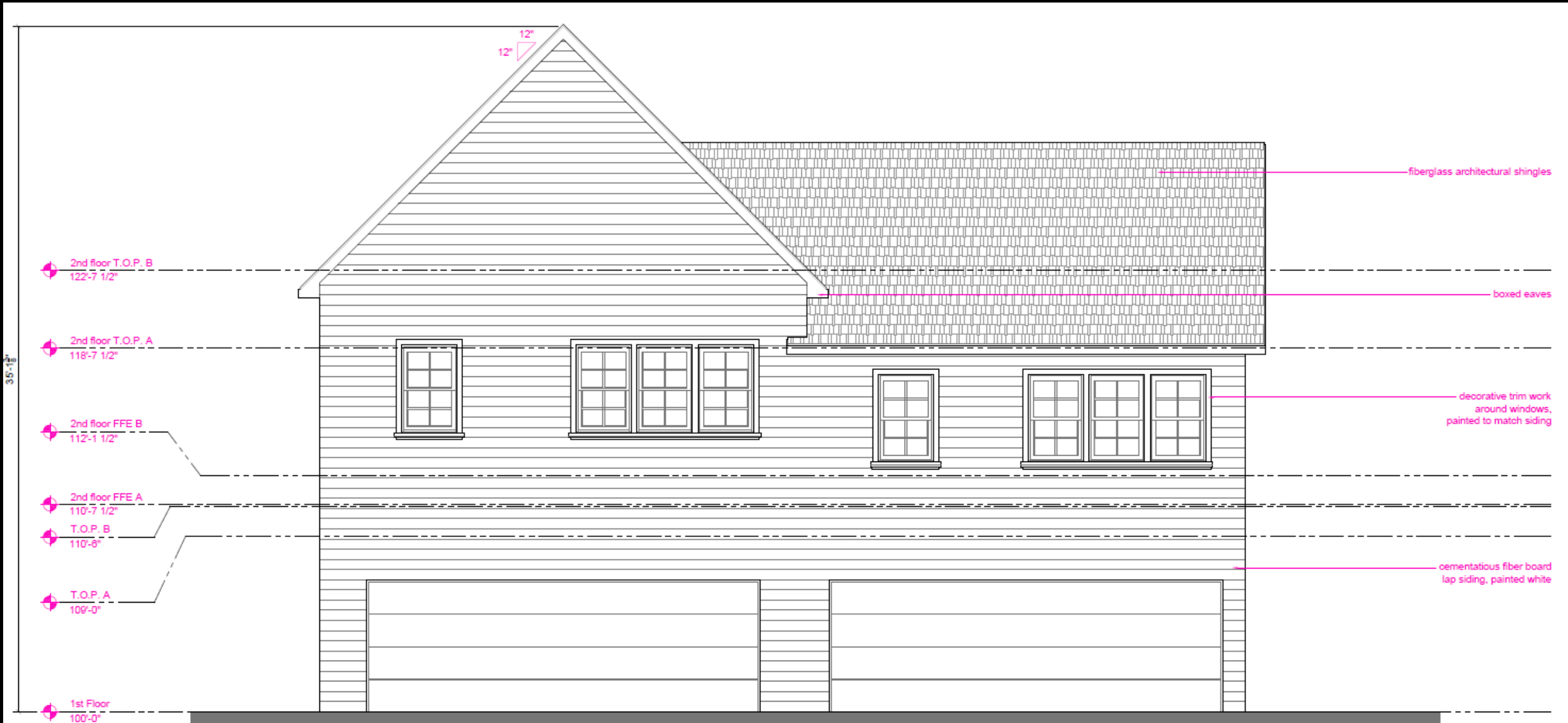
# Elevations and Materials



# Elevations and Materials



# Elevations and Materials





# Dobson Townhomes



## Old Town Summary

### Vote

Recommended approval unanimously

### Discussion

None

## P&Z Summary

### Vote

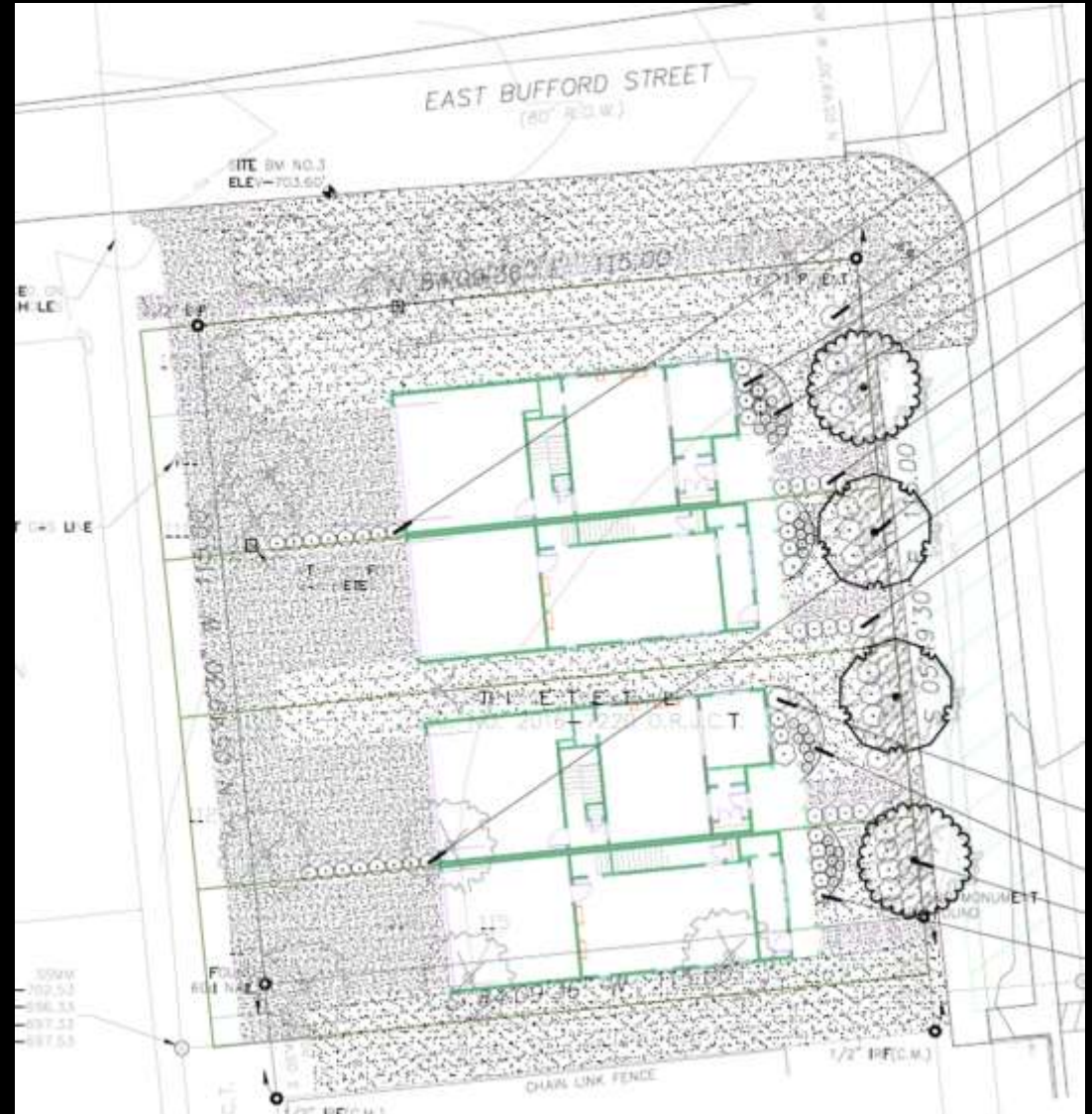
Recommended approval unanimously

### Discussion

Discussed current zoning (SFA) and building height

### Speakers

Applicant was present (no questions)



# Recommendation

- Approval of the site plan with waiver

