

**DATE:** September 29, 2023

**CASE MANAGER:** JP Ducay  
Development Services  
(817) 426-9648  
[jducay@burlesontx.com](mailto:jducay@burlesontx.com)

**SUBJECT:** 113 N Dobson (Case #: 23-270)  
Zone Change Request  
Response to DAC Review Comments

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### **Planning Comments**

1. Understood. Case number will be included in all future correspondence.
2. Yes, I would be open and agreeable to the proposed CC (Central Commercial) Zoning.
3. Understood. All of the outlined conditions are already met and in compliance.
4. The entire existing structure underwent an extensive remodel in 2022. The entire exterior had new sheathing, windows, board and batten siding, decking and roofing installed. The interior had new subflooring, spray foam insulation, sheetrock, texture, trim, doors, paint and hardwood floors installed. All new mechanical, electrical and plumbing up to current code was installed as well. Additionally, the exterior received all new flatwork, sidewalks and front porch, as well as complete irrigation and sod installation. A new very attractive board on board with top cap cedar fence replaced the existing standing seam metal fence that lacked aesthetic appeal.
5. Andrew Milliman purchased the property in the summer of 2022 for the future use of an office space for his residential home building company, Heartland Home Builders. Prior to Andrew Milliman owning the property, the existing building was owned by a neighbor for many years and left vacant. The property was in a deteriorating state and certainly an eye sore to the surrounding area.

See **response # 4** regarding changes/alterations that have been completed and substantially improved the site. Photo montage of subject property attached.

The property being conveniently located right off of Renfro St. in an already bustling area for business inspired the desire to rezone the property. In addition, a majority of the properties adjoining the subject property are currently zoned CC.

The necessity for parking at the subject property was taken into consideration during the remodel phase and was addressed by installing the new driveway at a width of 17.5' which allows for cars to be parked side by side as well as maneuver in and out of the property with ease.

6. Legal Description of 113 N Dobson St. Burleson, TX 76028

**THE SOUTH 1/2 OF LOT 13 AND 14, BLOCK 1, ORIGINAL TOWN OF BURLESON,  
JOHNSON COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME  
59, PAGE 638 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS.**

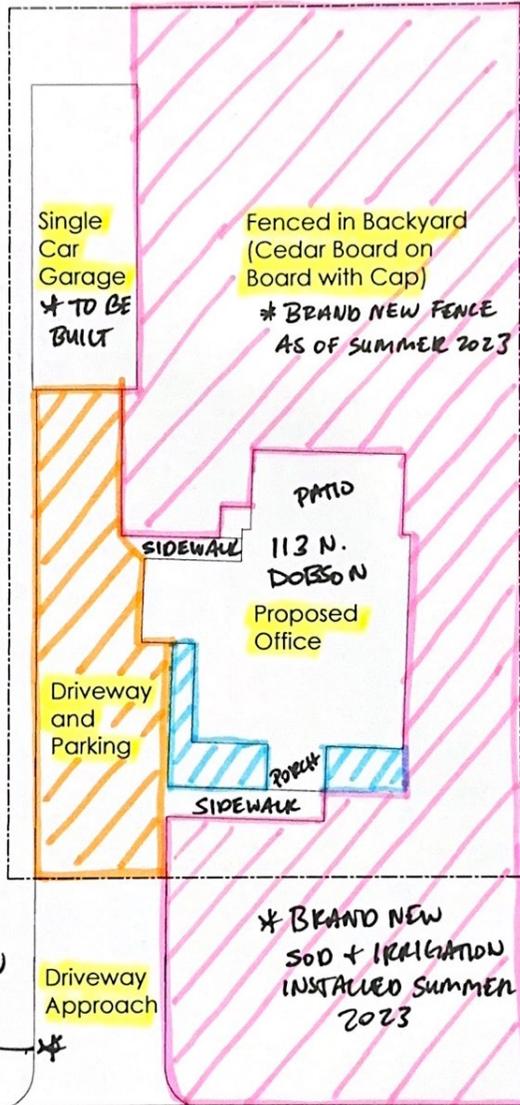
Thank you for your time and consideration.

Regards,

*Andrew Milliman*

Andrew Milliman  
(817) 233-3993

# CONCEPTUAL PLAN



-  - LANDSCAPE BEDS
-  - DRIVEWAY + PARKING
-  - Full sod + IRRIGATION

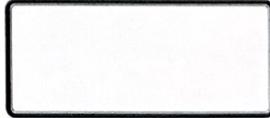
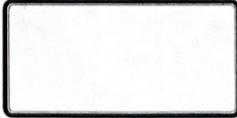
\* BRAND NEW FLATWORK INSTALLED IN 2023

NORTH DOBSON STREET



PLAN OFFICE

ADDRESS:  
113 NORTH DOBSON ST  
LOT : X X BLOCK : X



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DATE 05-09-2023