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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** JP Ducay, Senior Planner

**MEETING:** November 14, 2023

**SUBJECT:**

113 N Dobson Street (Case 23-270): Hold a public hearing and consider approval of an ordinance for a zoning change request from "SF7", Single-family dwelling district 7 to "CC", Central Commercial for a 0.15 acre site. (*Staff Presenter: JP Ducay, Senior Planner*)

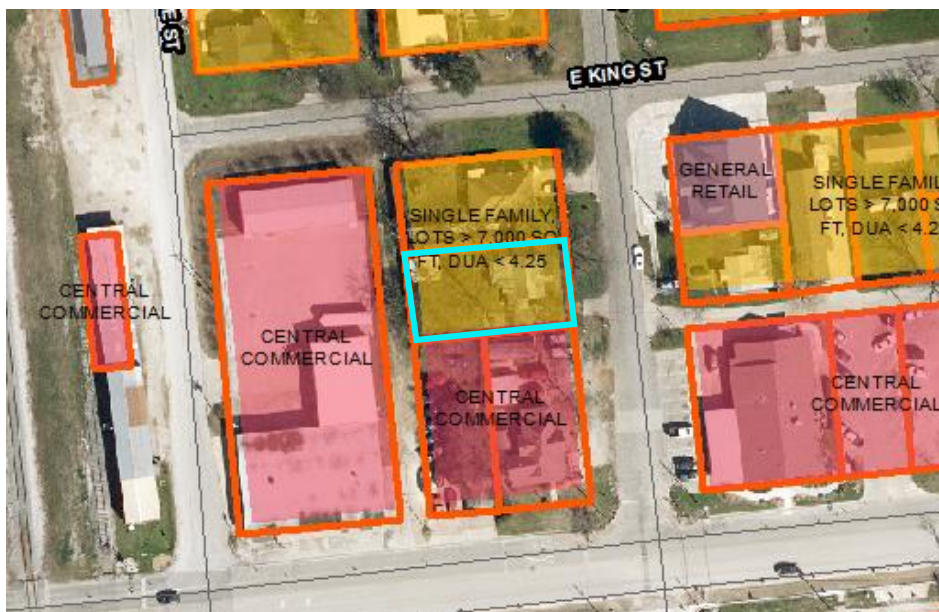
**SUMMARY:**

On September 18, 2023, an application was submitted by Andrew Milliman (owner/applicant) with Heartland Home Builders to rezone approximately 0.15 acres from "SF7", Single-family dwelling district 7 to "CC", Central Commercial. The subject site was previously utilized as a residence, however, was left vacant for a number of years. The applicant purchased the property in 2022 with the intention of utilizing the space as an office for his residential home building company. Following the purchase, the entire site underwent extensive remodeling to better serve a commercial user. The owner is now requesting to rezone the property from a residential to a non-residential district to allow for the office use. The subject site is located within the Central Core area of the Old Town Overlay and is conveniently situated near other commercial properties. The use of office is allowed by right in the proposed CC, Central Commercial zoning district and the Old Town Overlay. A draft ordinance for this zoning change request is included in this packet.

**Planning Analysis**

The City's Imagine Burleson 2030 Midpoint Update Comprehensive Plan designates this site as **Old Town**. The Old Town designation is generally described as Burleson's historic and cultural center. Development in this area should further the vision for a social and entertainment destination for the region. Typical uses include restaurants, offices, retail, personal services, community and educational services, and mixed-use residential development. The proposed zoning of a CC, Central Commercial is in complete compliance with the Comprehensive Plan and the vision of the Old Town designation.

	<b>Zoning</b>	<b>Use</b>
Subject Site	SF7, Single-family dwelling district 7	Developed, Res/Com
North	SF7, Single-family dwelling district 7	Demolished, Residential
East	CC, Central Commercial	Developed, Commercial
South	CC, Central Commercial	Developed, Commercial
West	CC & GR	Developed, Commercial



**OPTIONS:**

- 1) Recommend approval of the zoning change request; or
- 2) Recommend approval of the zoning request with modifications; or
- 3) Recommend denial of the zoning change request.

**RECOMMENDATION:**

Staff recommends approval of the zoning change request from “SF7”, Single-family dwelling district 7 to “CC”, Central Commercial for 113 N Dobson Street as proposed by the applicant.

**PUBLIC NOTIFICATION:**

Notice was mailed to surrounding property owners within 300 feet of the acreage proposed for this zone change and published in the newspaper in accordance with City ordinances and State law. In addition, a sign was placed on the subject property.

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

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