
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: August 11, 2026

SUBJECT:

449 E Renfro ST/217 Village Creek PKWY (ZC26-004): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 2.315 acres of land from PD, Planned Development to SP, Site Plan District, with an underlying zoning district of GR, General Retail with the additional use of Auto Laundry/Car Wash generally located at 449 E Renfro ST/217 Village Creek PKWY. (Staff Contact: Emilio Sanchez, Deputy Director)

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 April 13, 2026, an application was submitted by Tommy Vilbig with Vilbig and Associates on behalf of Stephen Eisner (Landmark Equities, LLC., for the rezoning of approximately 2.315 acres of land for an Auto Laundry/Carwash development.

DEVELOPMENT OVERVIEW:

Prior to any development of the site, platting and a site plan will be required. If the zoning change request is approved, all development will have to conform to the requirements and land uses of the GR, General Retail zoning district with the additional use of Auto Laundry/Carwash and generally conform to the submitted site plan associated with the zoning change request.

The applicants for the development are requesting the zoning change to allow for a QT Bubbles Carwash to be constructed adjacent to the QT Convenient store with fuel sales. The site is currently within the Village Creek North Planned Development as well as the IH-35, Specific plan

area 1- Spinks, Overlay district. The Specific plan area 1-Spinks, prohibits Automotive and machinery washes and the Village Creek North Planned Development is silent to Auto Laundry/Carwash use.

The SP Site Plan District is utilized to develop difficult or unusually sized or shaped land areas in order to promote new planning concepts, to develop multiple land uses, and to **establish compatible land uses within a more restrictive neighborhood or area**. No minimum or maximum land area is required for the SP district.

Zoning and Land Use Table

	Zoning	Use
Subject Site	PD, Planned Development	Undeveloped
North	PD, Planned Development	Multifamily
East	PD, Planned Development	Multifamily
South	GR, General Retail	Convenient Store with fuel sales
West	C, Commercial	Restaurant

This site is designated in the Comprehensive Plan as Regional Office/Commercial

This land use category is intended for uses with regional emphasis due to the area's high visibility. Uses such as large retail centers, hotels, restaurants, and corporate or professional offices are encouraged in this category. Medium to high density residential may be allowed as part of a mixed-use development.

Staff has determined that the requested zoning district aligns with the Comprehensive Plan and development patterns anticipated in this area.

Engineering civil construction reviews and platting will be required prior to the development of the site.

RECOMMENDATION:

Recommend approval to City Council for an ordinance for the rezoning request.

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

N/A.

REFERENCE:

[ARTICLE VIII: MULTI-FAMILY DESIGN STANDARDS - City of Burleson, TX](#)

FISCAL IMPACT:

N/A.

STAFF CONTACT:

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