



Case ZC26-004

PRESENTED TO P&Z– 8.11.2026

EMILIO SANCHEZ

DEVELOPMENT SERVICES DEPUTY DIRECTOR

ZC – 449 E Renfro St/217 Village Creek PKWY

Location:

- 449 E Renfro St/217 Village Creek PKWY

Applicant:

- Tommy Vilbig (Vilbig and Associates)
- Stephen Eisner with Landmark Equities LLC. (Owner)

Item for approval:

Zoning Change from “PD Planned Development to “SP” Site Plan district for all uses in General Retail with Auto Laundry/Carwash (Case ZC26-004).



Zoning

PD, Planned Development

Comprehensive Plan

Regional Office/ Commercial





Valley and Associates PLLC
Landscape Architecture and Engineering
10000 Highway 100, Suite 100
Dallas, Texas 75243
www.valleyva.com
PROJECT NO.: 2015-001

THIS DOCUMENT IS
RELEASED UNDER
THE AUTHORITY OF
THOMAS L. VALLEY,
P.E., 131154 FOR THE
PURPOSE OF
INTERNAL REVIEW ON
APRIL 15TH, 2020. IT
IS NOT TO BE USED
FOR CONSTRUCTION,
FINAL BIDDING OR
PERMIT PURPOSES.

QuikTrip Bubble Bath
No. 61517
499 E. Harpeth Street
Burleson, TX 76028



PROJECT NO.	2015-001
PROJECT NAME	QuikTrip Bubble Bath
PROJECT LOCATION	499 E. Harpeth Street, Burleson, TX 76028
DESIGNED BY	Valley and Associates PLLC
DATE	04/15/2020

REVISION	DATE

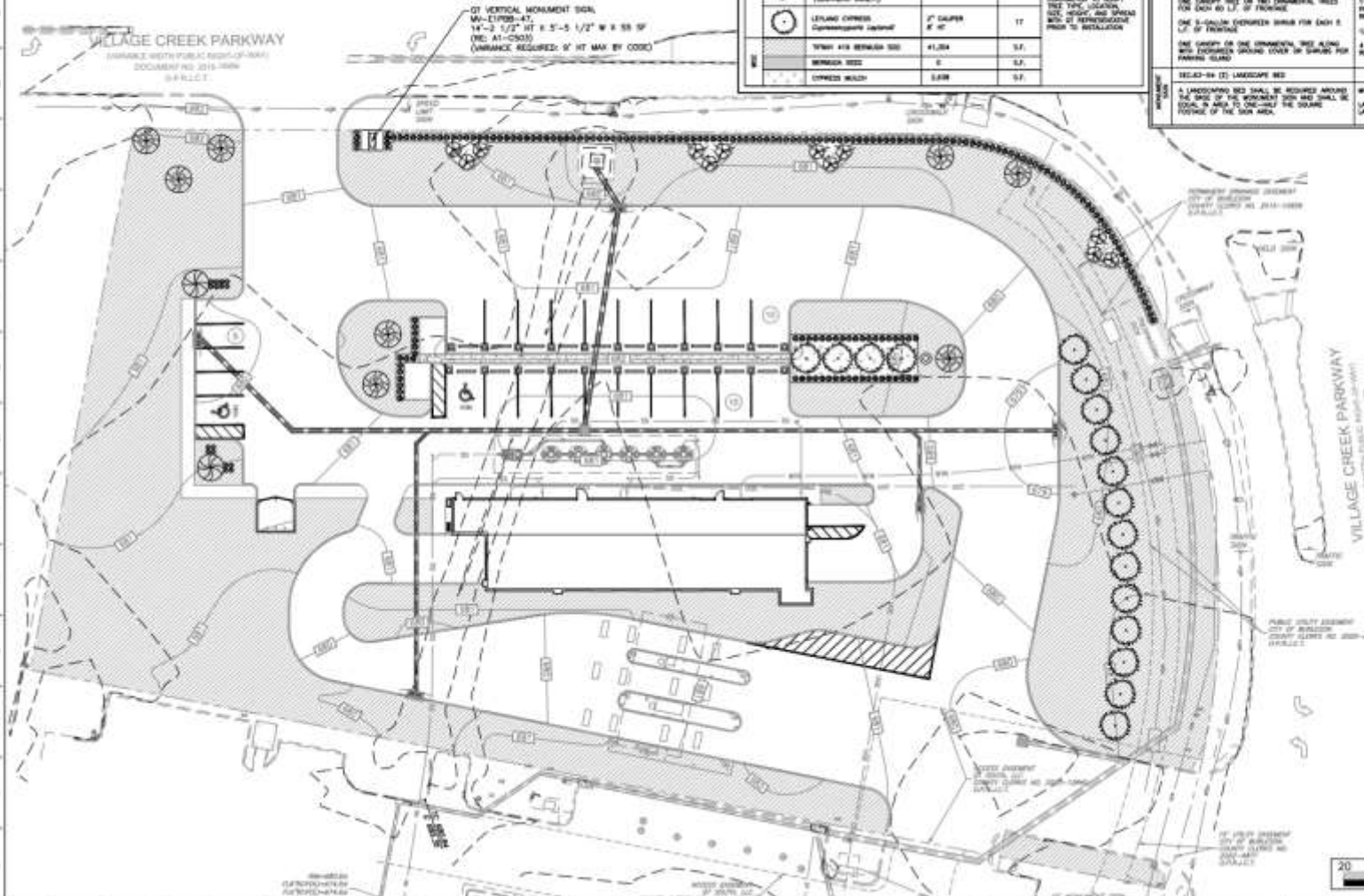
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
5

OF 5

Landscape Schedule					
NO.	SYMBOL	COMMON NAME Botanical Name	MINIMUM SIZE HEIGHT/SPREAD	QUANTITY	COMMENTS
1	○	LANDSCAPE (COMMON NAME) Landscape (Common Name)	HEIGHT/SPREAD 10'0" x 10'0" AT 10'	20	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SIMILAR SCHEDULING
2	○	NEEDLE POINT HILL N. (Common Name)	HEIGHT/SPREAD 10'0" x 10'0" AT 10'	100	
3	○	DRIVE WHOLE Landscape (Common Name)	2" CALIBER (TOTAL) 8" AT	10	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR FIELD PLACEMENT AND PLANTING SPECIFICATIONS
4	○	SHRUBBING RED OAK Quercus shumardii (Common Name)	4" CALIBER 12" AT	10	CONSTRUCTION TO VERIFY TREE TYPE, LOCATION, AND SPACING AND SPACING AND OF REPRESENTATIVE PRIOR TO INSTALLATION
5	○	LEAFY BRANCH Landscape (Common Name)	2" CALIBER 8" AT	17	
6	○	TRUNK 415 BETHUNA 100	41.00	5.7	
7	○	BETHUNA 100	0	5.7	
8	○	EXPRESS MULCH	0.00	5.7	

LANDSCAPE REQUIREMENTS	
REQUIRED	PROVIDED
SECTION 100 LANDSCAPING GENERAL	
A MINIMUM OF 20% OF THE TOTAL LOT MUST BE DEDICATED TO LANDSCAPING	ALL REQUIRED LANDSCAPING IS PROVIDED IN THE DOUBLE PROVIDE TRIMMINGS
A MINIMUM OF 40% OF THE TOTAL LOT LANDSCAPING SHALL BE LOCATED IN THE DEDICATED FRONT YARD	
100% OF TOTAL SITE AREA	
SECTION 100 LANDSCAPING OF PARKING LOTS	
5' LANDSCAPE STRIP REQUIRED FOR ALL PUBLIC AND PRIVATE DRIVEWAYS FOR SITE	5' LANDSCAPE STRIP PROVIDED FOR ALL DRIVEWAYS FOR VILLAGE CREEK PARKWAY - 8.00 L.F.
ONE SHRUB TREE ON TWO (2) SHRUB TREES FOR EACH 40 L.F. OF FRONTAGE	11 SHRUB TREES PROVIDED TO SUBMITTER REMARKS: A SHRUB TREE
ONE 2-GALLON (2-GALLON) SHRUB FOR EACH 5 L.F. OF FRONTAGE	100 SHRUBS REQUIRED/100 PROVIDED
ONE SHRUB FOR ONE (1) SHRUB TREE, ONE (1) AND SHRUBS GROUND COVER OR GRASS FOR PARKING ISLAND	4 PARKING ISLANDS LANDSCAPED PER REQUIREMENTS
SECTION 60 (2) LANDSCAPE BED	
A LANDSCAPING BED SHALL BE REQUIRED AROUND THE SIGN OF THE MONUMENT SIGN AND SHALL BE EQUAL IN AREA TO ONE-HALF THE SQUARE FOOTAGE OF THE SIGN AREA	MONUMENT SIGN AREA: 50 SF LANDSCAPING BED REQUIRED: 25 SF LANDSCAPING BED PROVIDED: 44 SF



ZC – 449 E Renfro St/217 Village Creek PKWY

Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.



ZC – 449 E Renfro St/217 Village Creek PKWY

Staff Recommendation:

- Staff has determined that the requested zoning district of SP is appropriate at this location and would align with the Comprehensive Plan.
- Staff recommends approval of the ordinance.

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.

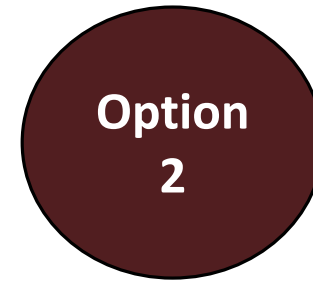
This area should be served by a well-designed street system to facilitate quality developments. Uses in these areas should be less susceptible to noise and visual pollution because of the proximity to major thoroughfares. Due to the visibility from the roadways, architectural design and screening are important. For large retail centers, the addition of public amenities, such as fountains, benches or public art are encouraged. Spacious landscaped areas, attractive signage and other architectural features at key entry points and central locations, should be used to provide visibility from the freeway and guide visitors to destinations and to transition from land uses in this category to other lower intensity uses.

Corresponding zoning districts may include (but are not limited to):

- GR, General Retail
- C, Commercial



**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Emilio Sanchez
Development Services Deputy Director
esanchez@burlesontx.com
817.426.9686