

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: December 16, 2025

SUBJECT:

213 W Eldred (Case 25-303): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "SF7" Single-family dwelling district-7 to "CC" Central Commercial for a wellness-salon/spa. (Staff Contact: Lidon Pearce, Principal Planner)

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 October 13, 2025, an application was submitted by Melissa Wood with Honeybee Wellness on behalf of James Stephens (owner) to change the zoning of approximately 0.358 acre of land to "CC" Central Commercial for a wellness salon/spa/medical aesthesis and weight loss center.

DEVELOPMENT OVERVIEW:

If the zoning change request is approved, any physical re-development of the site, or new structures, would have to conform to the requirements and land uses of the CC, Central Commercial zoning district as well as the OT, Old Town Overlay and Old Town Design Standards.

Zoning and Land Use Table

	Zoning	Use
Subject Site	SF7, Single-family	Residential

North	Single-family and CC, Central Commercial	Church and undeveloped
East	SF7, Single-family	Residential
South	SF7, Single-family	Residential
West	GR, General Retail	Non-residential

This site is designated in the Comprehensive Plan as Old Town

Land uses within Old Town should primarily include restaurants, offices, retail, personal services, community and educational services, and mixed-use residential development. As Old Town continues to redevelop over time, this mix of uses and historic feel should be preserved and enhanced to support a pedestrian-friendly, vibrant downtown.

Staff has determined the requested zoning district aligns with the Comprehensive Plan based on the requested district and use of personal services.

Engineering:

Engineering civil construction reviews and platting would be required prior to any redevelopment of the site.

RECOMMENDATION:

Recommend approval to City Council for an ordinance for the zoning change.

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

N/A

REFERENCE:

[City of Burleson, TX Zoning](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

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