
City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Director
MEETING: September 21, 2026

SUBJECT:

1540 E Renfro Street (ZC26-009): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 1.793 acres of land from A, Agriculture district to C, Commercial district located at 1540 E Renfro Street. (First and Final Reading) (*Staff Contact: Tony McIlwain, Development Services Director*) (The Planning and Zoning Commission recommended approval 7-0)

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 July 20, 2026, an application was submitted by Cynthia Rivera with Manley's Boiler Holdings (owner) to change the zoning of approximately 1.793 acres of land from "A" Agriculture to "C" Commercial to develop a future company headquarters.

DEVELOPMENT OVERVIEW:

Prior to any development of the site, platting and civil plan review will be required. If the zoning change request is approved, all development will have to conform to the requirements and land uses of the "C" Commercial district.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agriculture	Undeveloped
North	A, Agriculture	Undeveloped
East	C, Commercial	Auto Repair
South	A, Agriculture	Undeveloped
West	C, Commercial	Contractor's Office

This site is designated in the Comprehensive Plan as Community Commercial.

Community Commercial is generally located along major streets and at significant nodes. This category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development. Corresponding zoning districts may include (but not limited to) NS, Neighborhood Services and GR, General Retail.

Staff has determined the requested zoning change of C, Commercial aligns with the Comprehensive Plan and the surrounding land uses.

RECOMMENDATION:

Recommend approval of the ordinance for the zoning change to C, Commercial.

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

8.25.2026: The Planning and Zoning Commission recommended approval 7-0.

REFERENCE:

<https://ecode360.com/39939092>

FISCAL IMPACT:

None.

STAFF CONTACT:

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