



Case ZC26-004

PRESENTED TO CITY COUNCIL– 9.8.2026

TONY MCILWAIN

DEVELOPMENT SERVICES 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



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THOMAS J. MARI,
P.E., 131134 FOR THE
PURPOSE OF
INTERIM REVIEW ON
APRIL 13TH, 2020. IT
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No. 61517

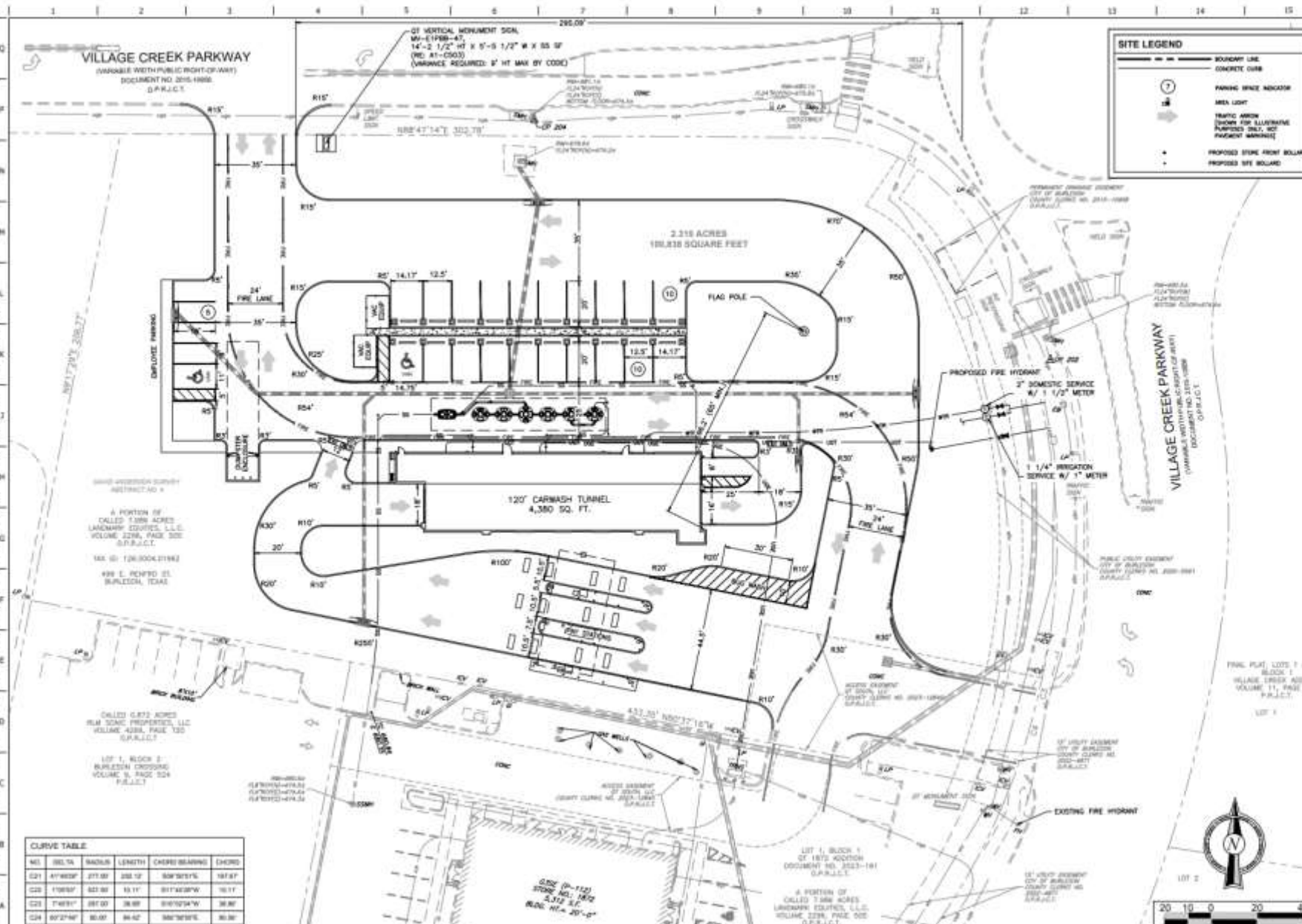
400 E. San Pedro Street



NAME	DATE
ADDRESS	
CITY	STATE
ZIP	
PHONE	
TELETYPE	
FAX	
E-MAIL	

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Valley and Associates PLLC
Landscape Architecture and Engineering
10000 Highway 100, Suite 200
Dallas, Texas 75243
www.valleyva.com
PROJECT NO.: 2015-001

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



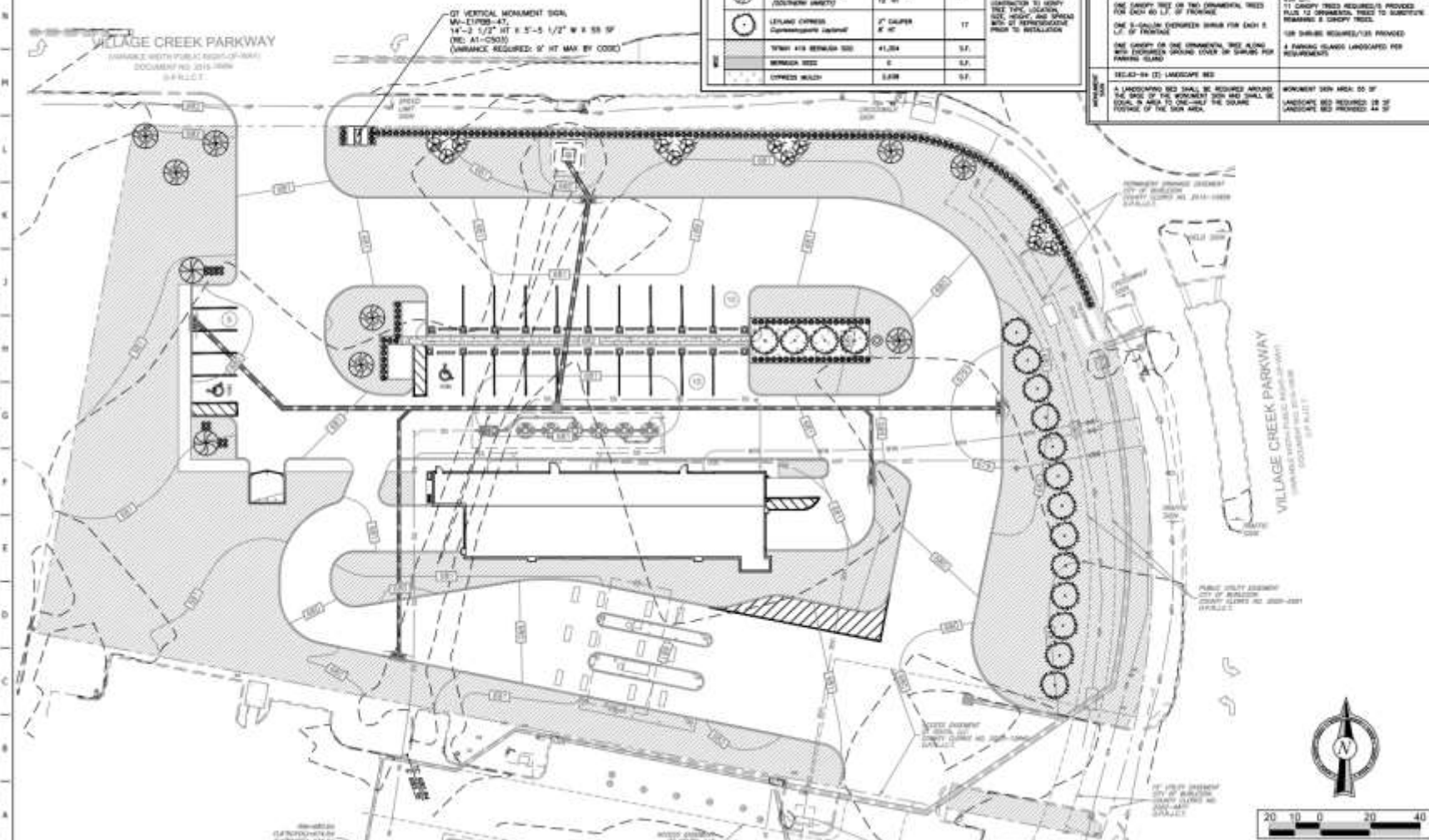
PROJECT NO.	2015-001
PROJECT NAME	QuikTrip Bubble Bath
PROJECT ADDRESS	499 E. Harpeth Street, Burleson, TX 76028
DATE	04/13/2020

DATE	04/13/2020
ISSUED FOR	CONSTRUCTION
ISSUED BY	THOMAS L. VALLEY, P.E.
ISSUED DATE	04/13/2020

SHEET TITLE	LANDSCAPE PLAN
SHEET NUMBER	5
TOTAL SHEETS	5 OF 5

USE	SYMBOL	COMMON NAME	MINIMUM SIZE	QUANTITY	COMMENTS
LANDSCAPE	(Symbol)	LANDSCAPE (COMMON NAME)	HEIGHT/SPREAD	20	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR PLANTING SPECIFICATIONS
LANDSCAPE	(Symbol)	NEEDLE POINT HILL	HEIGHT/SPREAD	100	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR PLANTING SPECIFICATIONS
LANDSCAPE	(Symbol)	DRIVE WHIPPLE	2" CALIBER (TOTAL)	10	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR PLANTING SPECIFICATIONS
LANDSCAPE	(Symbol)	SHRUBBAGE RED OAK	4" CALIBER	10	CONSTRUCTION TO VERIFY TREE TYPE, LOCATION, HEIGHT, AND SPREAD WITH REPRESENTATIVE PRIOR TO INSTALLATION
LANDSCAPE	(Symbol)	LEAFLESS CYPRESS	2" CALIBER	17	
LANDSCAPE	(Symbol)	TRIFOLIUM 415 BETHUNA 100	41.04	5.7	
LANDSCAPE	(Symbol)	BONINIA 100	0	5.7	
LANDSCAPE	(Symbol)	CYPRESS 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
SECTION 101 LANDSCAPING OF PARKING LOTS	5' LANDSCAPE STRIP REQUIRED FOR ALL PUBLIC AND PRIVATE RIGHT-OF-WAYS FOR SITE	5' LANDSCAPE STRIP PROVIDED FOR ALL PARKING LOTS
SECTION 102 LANDSCAPING OF PARKING LOTS	ONE CYPRESS TREE ON TWO CYPRESS TREES FOR EACH 40 L.F. OF FRONTAGE	ONE CYPRESS TREE ON TWO CYPRESS TREES FOR EACH 40 L.F. OF FRONTAGE
SECTION 103 LANDSCAPING OF PARKING LOTS	ONE CYPRESS TREE ON TWO CYPRESS TREES FOR EACH 40 L.F. OF FRONTAGE	ONE CYPRESS TREE ON TWO CYPRESS TREES FOR EACH 40 L.F. OF FRONTAGE
SECTION 104 LANDSCAPING OF PARKING LOTS	ONE CYPRESS TREE ON TWO CYPRESS TREES FOR EACH 40 L.F. OF FRONTAGE	ONE CYPRESS TREE ON TWO CYPRESS TREES FOR EACH 40 L.F. OF FRONTAGE
SECTION 105 LANDSCAPING OF PARKING LOTS	ONE CYPRESS TREE ON TWO CYPRESS TREES FOR EACH 40 L.F. OF FRONTAGE	ONE CYPRESS TREE ON TWO CYPRESS TREES FOR EACH 40 L.F. OF FRONTAGE



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

P&Z Summary:

- Recommended Approval 4-1
- Commissioner inquired about the roadway impacts, turn lanes and the impact to the adjacent multifamily residential property.
- 2 speakers
 - 1 speakers in opposition
 - 1 speaker in support (Applicant)

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.

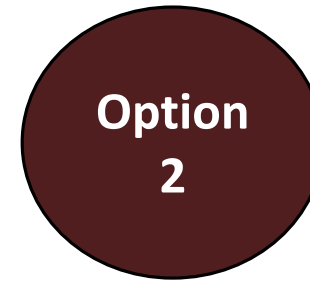
This area should be served by a well-designed street system to facilitate quality developments. Uses in these areas should be less susceptible to noise and visual pollution because of the proximity to major thoroughfares. Due to the visibility from the roadways, architectural design and screening are 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



Approve



Deny



Questions / Comments

Tony McIlwain
Development Services Director
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817.426.9684