

# ZC – 185 NW John Jones DR

## Location:

- 185 NW John Jones DR
- H-E-B shopping center

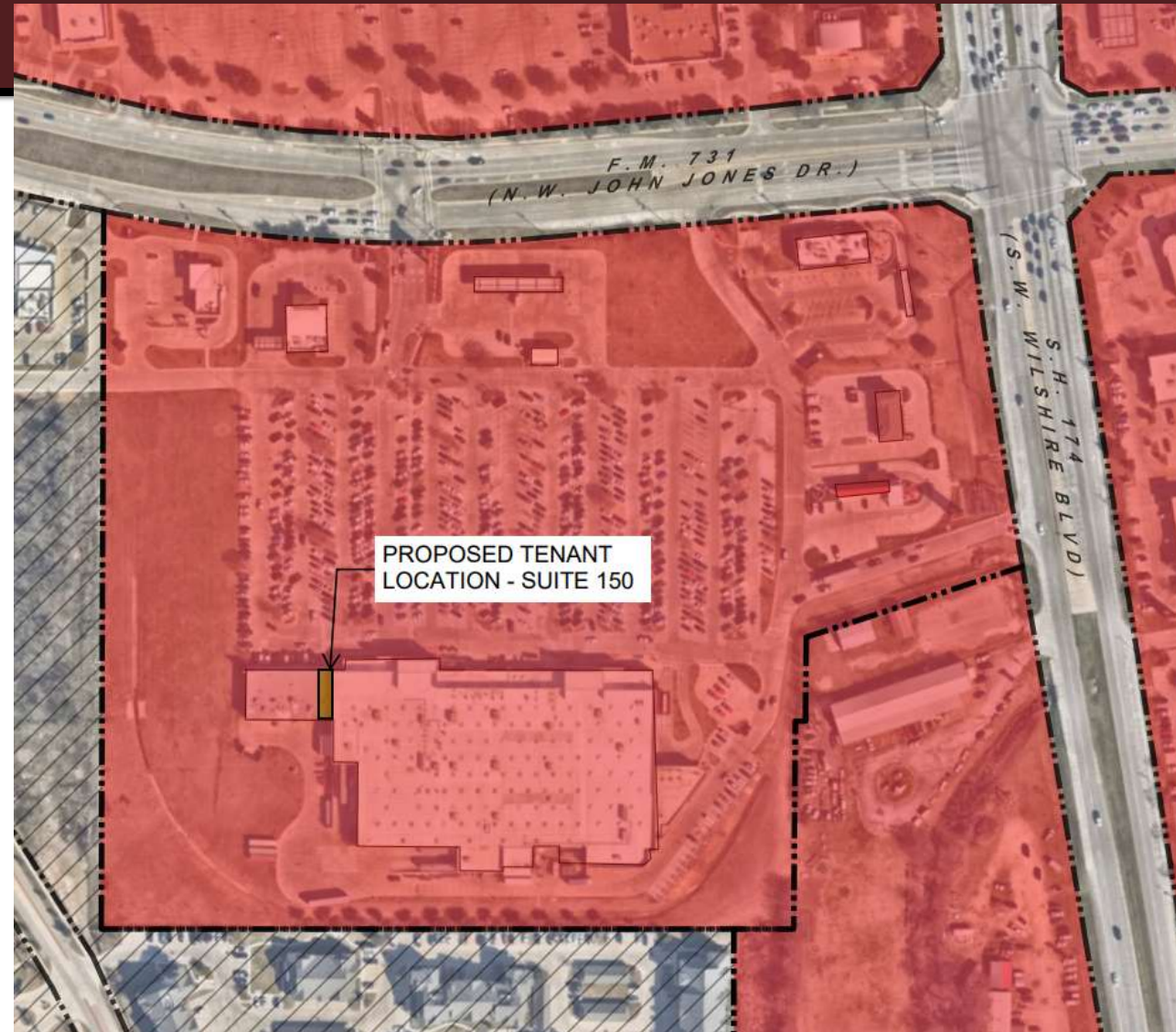
## Applicant:

A. Ron Thrower (applicant)

Brett Baker (H-E-B, owners)

## Item for approval:

Zoning Change from "C'" Commercial to "C" Commercial with a SUP for a liquor store (Case 25-095)

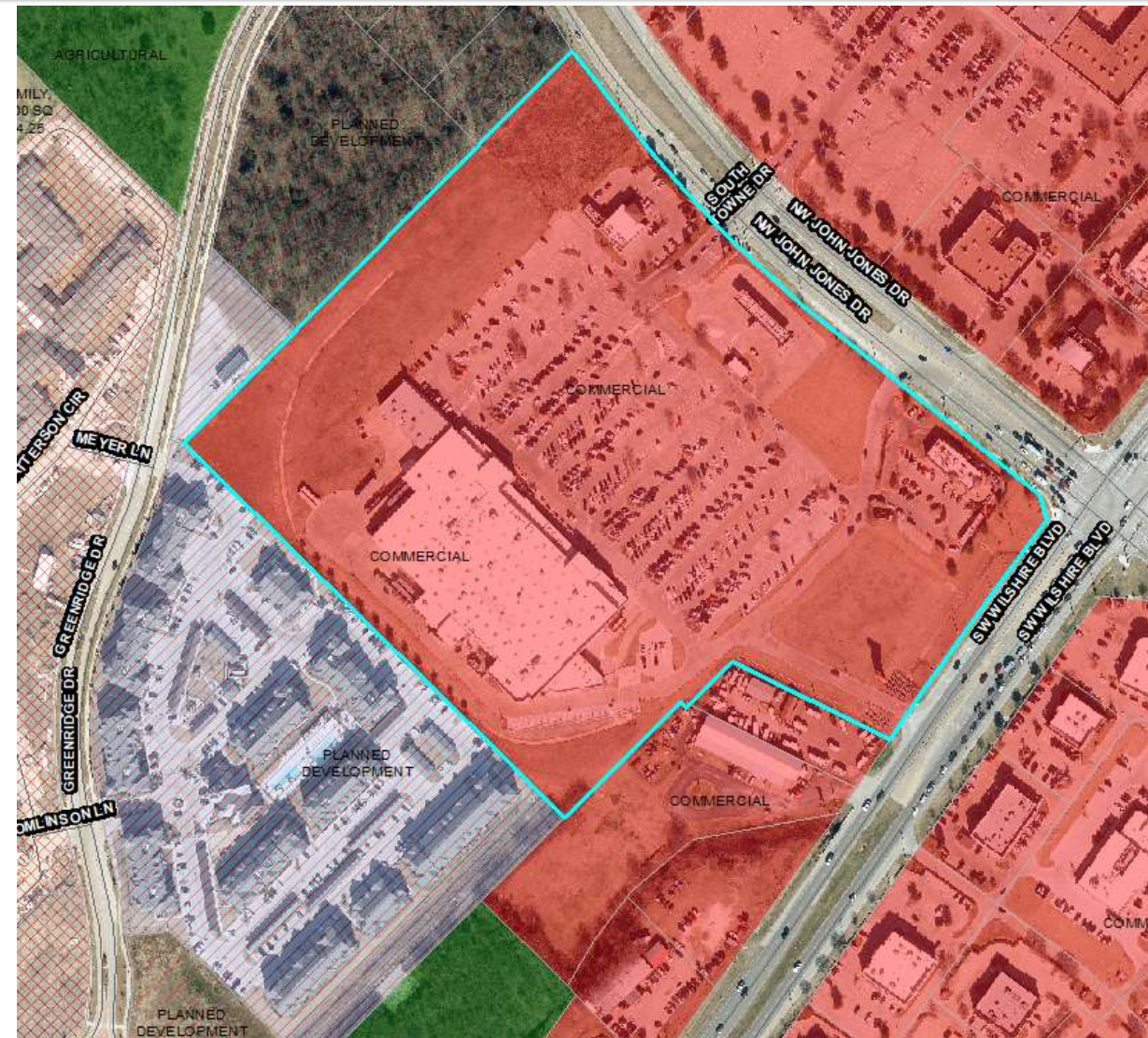


# Comprehensive Plan

Urban Mixed-Use

# Zoning

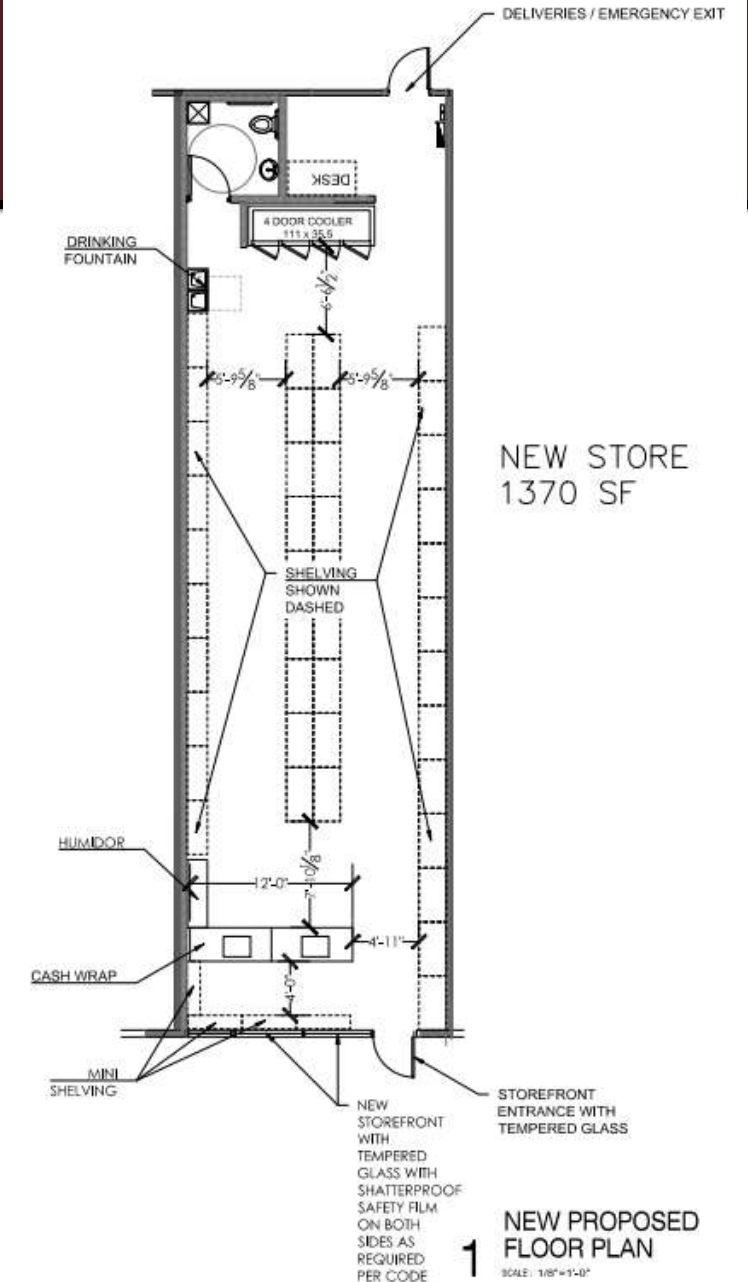
C, Commercial



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Supplemental Regulation	Applicant Response
Shall not be located within the Old Town Overlay District or within 300 feet of IH-35 frontage without City Council approval.	<b>BUILDING IS NOT LOCATED IN THESE AREAS</b>
Minimum building size shall be 5,000 sq. ft.	<b>ACKNOWLEDGED - BUILDING IS APPROXIMATELY 1,370 SQUARE FEET</b>
No liquor stores shall be allowed within 1,000 feet of another liquor store as measured in a straight line from their respective property lines.	<b>BUILDING IS NOT LOCATED NEAR ANOTHER LIQUOR STORE</b>
A liquor (package) store shall not have walk-up window access and shall not have drive-through or drive-up access.	<b>BUILDING DOES NOT/WILL NOT HAVE A DRIVE THROUGH OR DRIVE UP ACCESS</b>
The liquor store has an independent entrance for deliveries and customers. "Partitioned" means walls or other physical divisions separating the liquor store from all other retail or commercial establishments.	<b>THIS LIQUOR STORE DOES HAVE A SEPARATE ENTRANCE FOR DELIVERIES AND CUSTOMERS</b>
All windows shall be either polycarbonate or have a protective shatterproof film installed on both sides and glass window.	<b>TEMPERED GLASS WITH SHATTERPROOF FILM ON BOTH SIDES WILL BE INSTALLED</b>
Shall provide additional landscaping between front facade and the parkway.	<b>NOT APPLICABLE DUE EXISTING SHOPPING CENTER AND STOREFRONT</b>
Shall maintain a 15-foot landscaping buffer with canopy trees planted no less than 20 feet on center along entire frontage	<b>NOT APPLICABLE DUE EXISTING SHOPPING CENTER AND STOREFRONT</b>

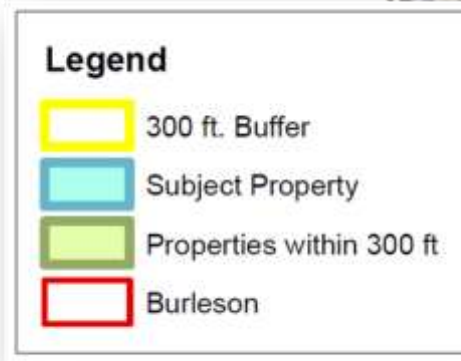
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## Public Hearing Notice

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



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## Staff's Recommendation

- Staff recommends approval of an ordinance for the zoning change request to “C, Commercial with a specific use permit for a Liquor Store” with the condition liquor sales only apply to the unit addressed as 185 NW John Jones DR, Suite 150.
- Retail use conforms with the Comprehensive Plan

