

ZC – 185 NW John Jones DR

Location:

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

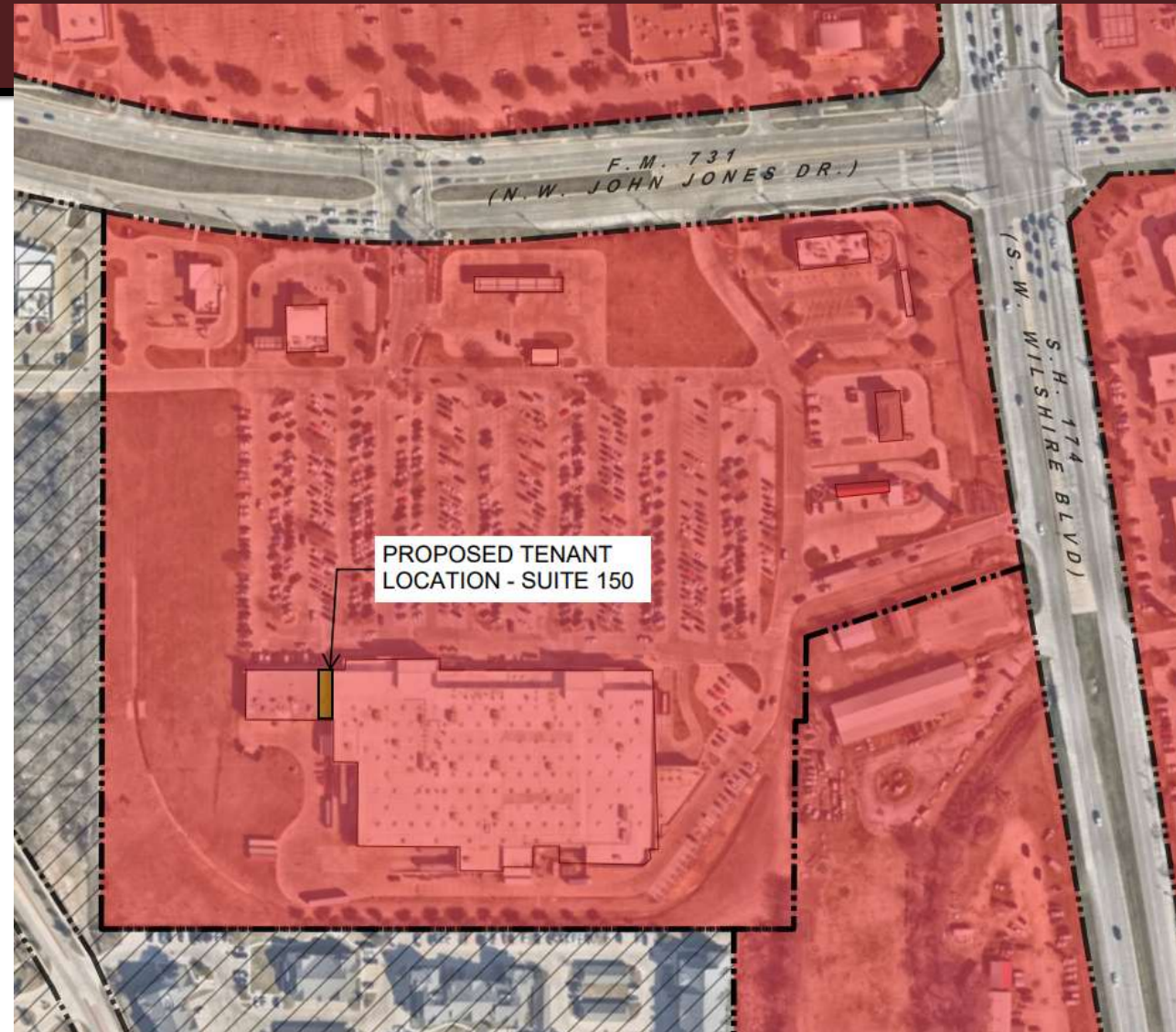
Applicant:

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)

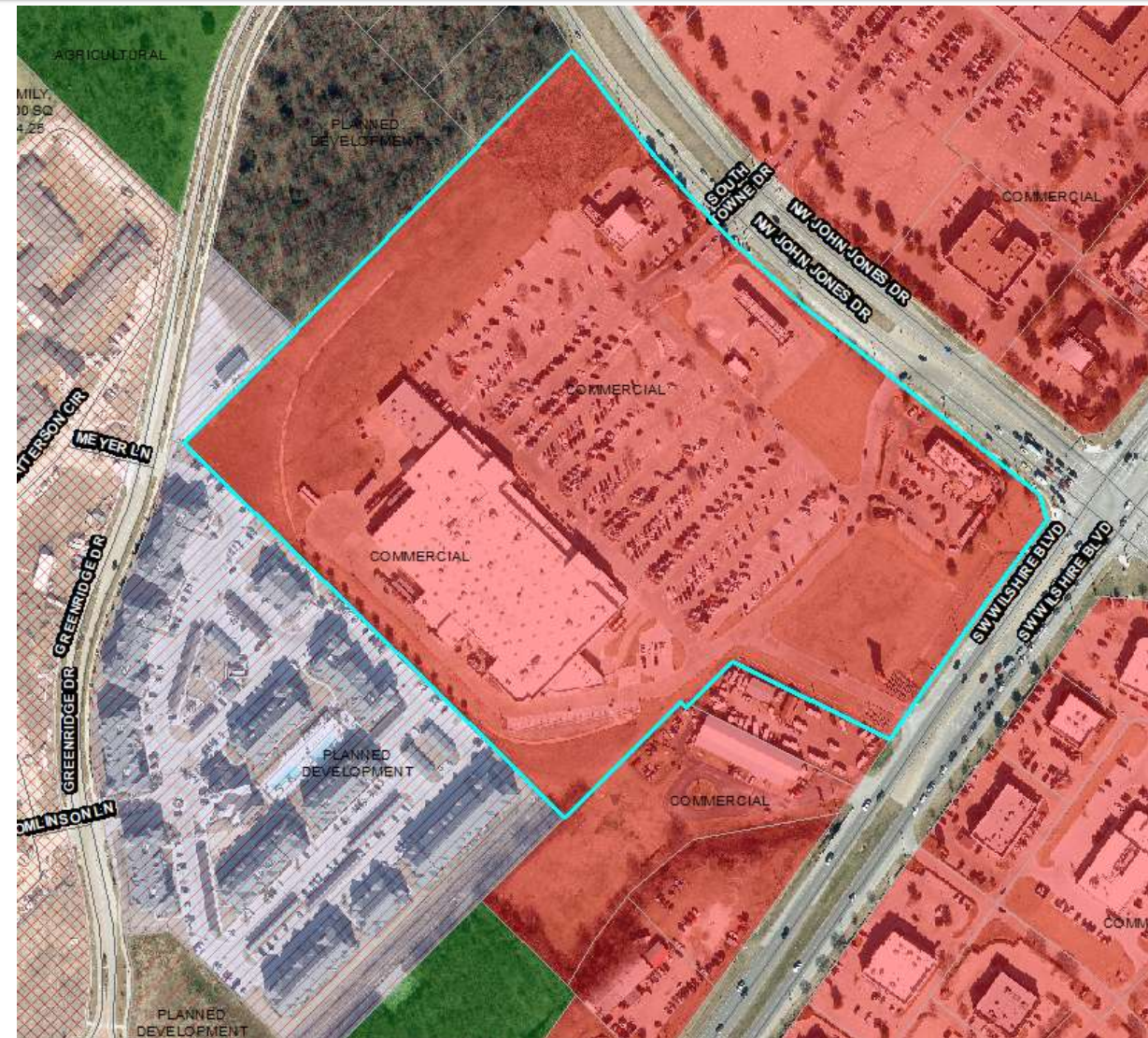


Comprehensive Plan

Urban Mixed-Use

Zoning

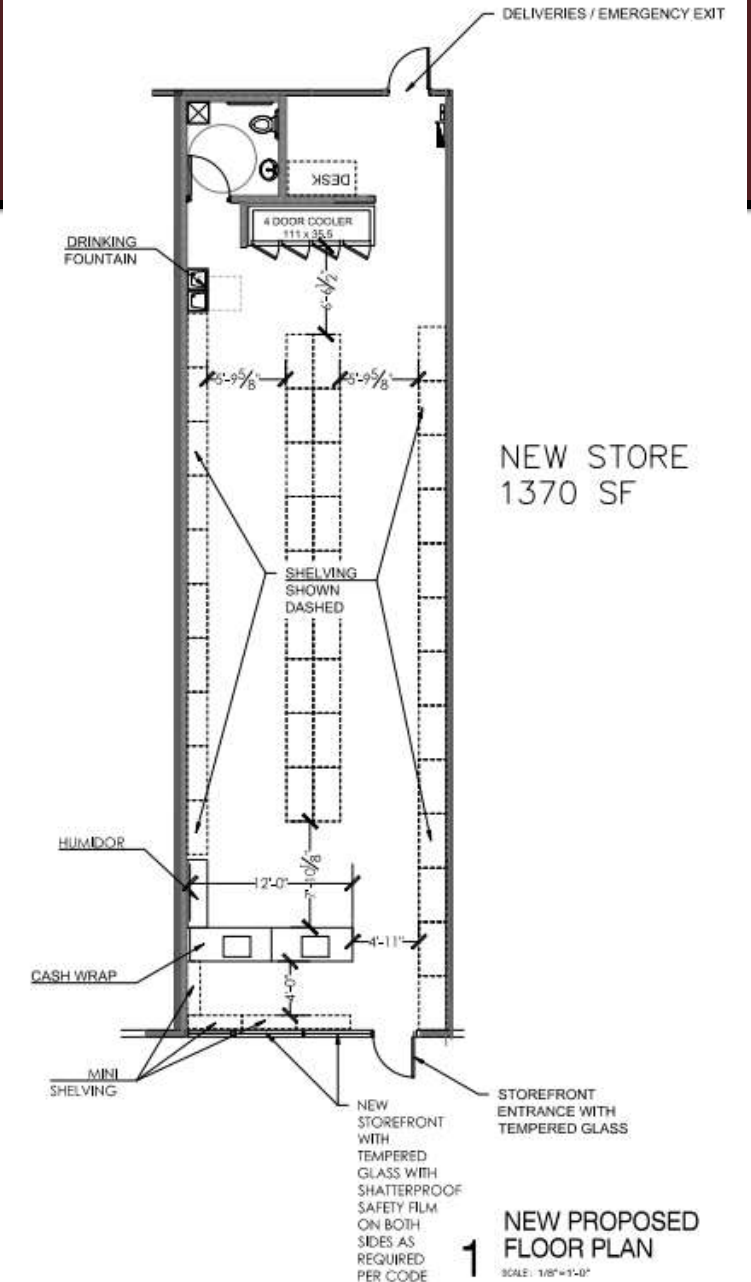
C, Commercial



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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.	BUILDING IS NOT LOCATED IN THESE AREAS
Minimum building size shall be 5,000 sq. ft.	ACKNOWLEDGED - BUILDING IS APPROXIMATELY 1,370 SQUARE FEET
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.	BUILDING IS NOT LOCATED NEAR ANOTHER LIQUOR STORE
A liquor (package) store shall not have walk-up window access and shall not have drive-through or drive-up access.	BUILDING DOES NOT/WILL NOT HAVE A DRIVE THROUGH OR DRIVE UP ACCESS
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.	THIS LIQUOR STORE DOES HAVE A SEPARATE ENTRANCE FOR DELIVERIES AND CUSTOMERS
All windows shall be either polycarbonate or have a protective shatterproof film installed on both sides and glass window.	TEMPERED GLASS WITH SHATTERPROOF FILM ON BOTH SIDES WILL BE INSTALLED
Shall provide additional landscaping between front facade and the parkway.	NOT APPLICABLE DUE EXISTING SHOPPING CENTER AND STOREFRONT
Shall maintain a 15-foot landscaping buffer with canopy trees planted no less than 20 feet on center along entire frontage	NOT APPLICABLE DUE EXISTING SHOPPING CENTER AND STOREFRONT

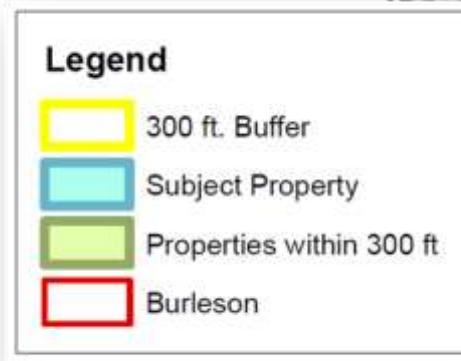
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Public Hearing Notice

- 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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P&Z Summary

Vote

Recommended approval 4-2.

Discussion

None

Speakers

Applicant was present (no questions)

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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

