

SUP- 1679 SW Wilshire

Location:

- 1679 SW Wilshire

Applicant:

Sabin Acharya (Applicant)

Tim Mondello (GBT Realty Corp./ owners)

Item for approval:

Zoning Change from "GR" General Retail to
"GR" General Retail with a Specific Use
Permit for a liquor store (Case 25-128)



Comprehensive Plan

Urban Mixed Use



Zoning

GR, General Retail



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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 3,000 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.	There are not any existing liquor store within 1,000 feet from our proposed site.
A liquor (package) store shall not have walk-up window access and shall not have drive-through or drive-up access.	The proposed layout does not include walk-up or drive-through, or drive-up windows. Customer entry will be through a standard front entrance.
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.	The liquor store will have an independent entrance, physically partitioned from any other retail space or tenant.
All windows shall be either polycarbonate or have a protective shatterproof film installed on both sides and glass window.	All exterior windows will be fitted with either polycarbonate panels or protective shatterproof film on both upon installation.
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.
- At this time staff has received no formal opposition



Legend

- 300 ft. Buffer
- Subject Property
- Properties within 300 ft.
- Burleson

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P&Z Summary

Vote

Recommended approval unanimously (7-0)

Discussion

None

Speakers

None

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Staff's Recommendation

Staff recommends approval of an ordinance for the zoning change request to “GR, General Retail with a specific use permit for a Liquor Store” with the condition liquor sales only apply to suites 104/108.

Retail use conforms with the Comprehensive Plan

