



Case CSP26-020

PRESENTED TO CITY COUNCIL – 10.19.2026

TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

CSP26-020

Location:

- 725 SW Wilshire BLVD

Applicant:

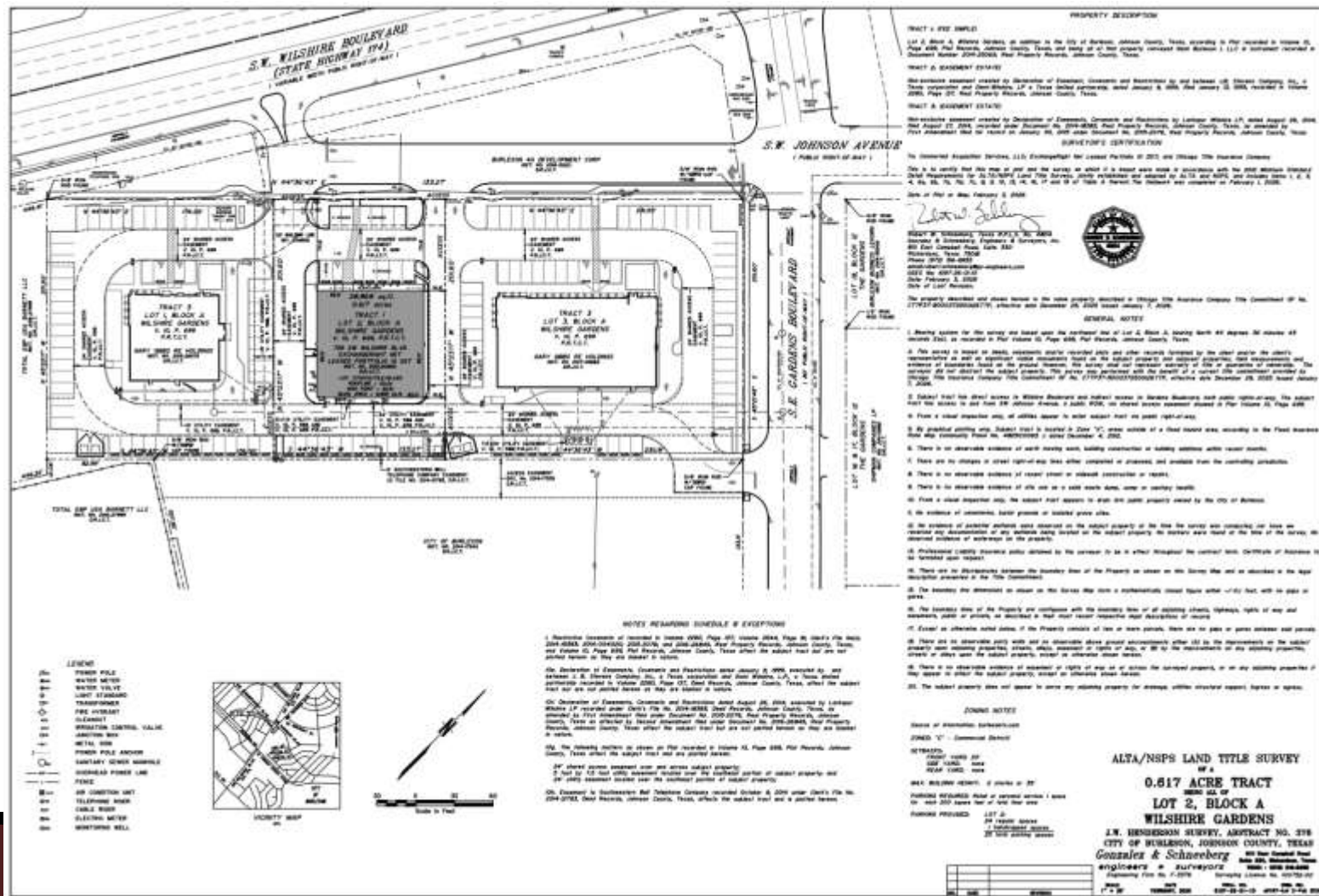
- Matt Wilson with Connected Acquisition Services LLC (Applicants)
- Exchangeright Net Leased Portfolio 10 DST (Owner)

Item for approval:

Resolution for a Commercial Site Plan with a variance to the number of minimum parking spaces required for the change of use of the existing commercial building to include a physical therapy clinic, retail and restaurant



Existing Conditions



CSP26-020 Site Conformance Table

Required Parking	Proposed Parking	Required Parking	Staff Findings
Clinics or doctor's offices: one space for each 200 square feet of total floor area.	15 spaces	15	Compliant
Restaurant or cafeteria: one space for every three seats under maximum seating arrangement.	10 spaces	42	Not Compliant Deficient by 32 spaces

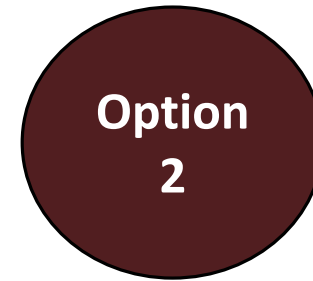
- There was no discussion.
- There were no speakers other than the applicant.
- The Commission recommended approval by a vote of 5 to 1.

- Staff recommends approval of a resolution for a commercial site plan with a variance to the number of parking spaces for Wonder Development (CSP26-020) with the following condition:

ALTA/NSPS LAND TITLE SURVEY
OF A
0.517 ACRE TRACT
KNOWN AS
LOT 2 BLOCK A
WILSHIRE GARDENS
J.W. HUNTER SURVEY, SUBTRACT NO. 378
OF THE WILSHIRE, JOHNSON COUNTY, TEXAS
Gonzalez & Schneberg
engineers & surveyors
801 East Commerce Street
Suite 200, Dallas, Texas 75202
Telephone (214) 751-5555
FAX (214) 751-5555



Approve



Deny



Questions / Comments

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