
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: February 25, 2025

SUBJECT:

654 SW Wilshire BLVD (Case 24-377): Hold a public hearing and consider and take possible action on a zoning ordinance change request from “GR, General Retail”, to “GR, General Retail with a Specific Use Permit for a Liquor Store”. *(Staff Contact: Lidon Pearce, Principal Planner)*

SUMMARY:

On December 23, 2024, an application was submitted by William C. Johnson BTX Bottle Shoppe LLC for a zoning change request for to allow liquor sales at 654 SW Wilshire BLVD.

Development Overview:

This site is part of a commercial shopping center strip located within Burleson Plaza. The location is zoned GR, General Retail and requires a Specific Use Permit to allow liquor sales at this site. If approved, liquor sales would only apply to the tenant of the unit addressed as 654 SW Wilshire BLVD and as shown on the ordinance exhibit(s).

In considering whether to grant a specific use permit, the following supplemental regulations must be met unless otherwise approved by City Council:

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 8,700 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.	YES, CUSTOMERS ENTER THROUGH THE FRONT ENTRANCE AND DELIVERIES ENTER THROUGH THE BACK ENTRANCE
All windows shall be either polycarbonate or have a protective shatterproof film installed on both sides and glass window.	DUE TO \$400 PER WINDOW COST, SHATTER PROOF FILM WILL BE INSTALLED UPON CITY APPROVAL OF BUSINESS LOCATION
Shall provide additional landscaping between front facade and the parkway.	NOT APPLICABLE DUE TO COMPLETE CEMENT PARKING LOT
Shall maintain a 15-foot landscaping buffer with canopy trees planted no less than 20 feet on center along entire frontage	NOT APPLICABLE DUE TO COMPLETE CEMENT PARKING LOT

This site is designated in the Comprehensive Plan as Community Commercial.

This land use category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development.

Staff supports the specific use permit request for liquor sales as the use type generally conforms to the uses of the GR, General Retail zoning district.

RECOMMENDATION:

Recommend approval of the ordinance to City Council; with the condition that liquor store sales only apply to the unit addressed as 654 SW Wilshire (Case 24-377).

PRIOR ACTION/INPUT (Council, Boards, Citizens):

August 20, 2002 – City of Burleson approved the replat for Burleson Plaza.

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS](#)

FISCAL IMPACT:

N/A

STAFF CONTACT:

Lidon Pearce, CNU-A, AICP
Principal Planner
lpearcel@burlesontx.com
817-426-9649