
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: June 10, 2025

SUBJECT:

1679 SW Wilshire (Case 25-128): 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 April 28, 2025, an application was submitted by Sabin Acharya (prospective tenant) for a zoning change request to allow liquor sales on the parcel addressed as 1679 SW Wilshire. Staff confirmed with GBT Realty group (owner) that they are in support of this request.

Development Overview:

This site is part of a commercial shopping center strip that was developed as part of the Sprout’s Framers Market development. 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 Suite 108/104, to be addressed as 1685 SW Wilshire 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 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.	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.	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

This site is designated in the Comprehensive Plan as Urban Mixed Use.

The Urban Mixed-Use area is concentrated along Wilshire Boulevard, near John Jones Drive and Hulen Street. These areas should include both nonresidential and higher density residential uses to promote local pedestrian activity. The goal is to create mixed uses in one area that captures some pedestrian trips that would otherwise require an additional trip in a vehicle.

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 Suite 108/104, to be addressed as 1685 SW Wilshire (Case 25-128).

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

N/A

REFERENCE:

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

FISCAL IMPACT:

N/A

STAFF CONTACT:

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