



# ZC Case 25-219

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PRESENTED TO CITY COUNCIL– 1.20.26

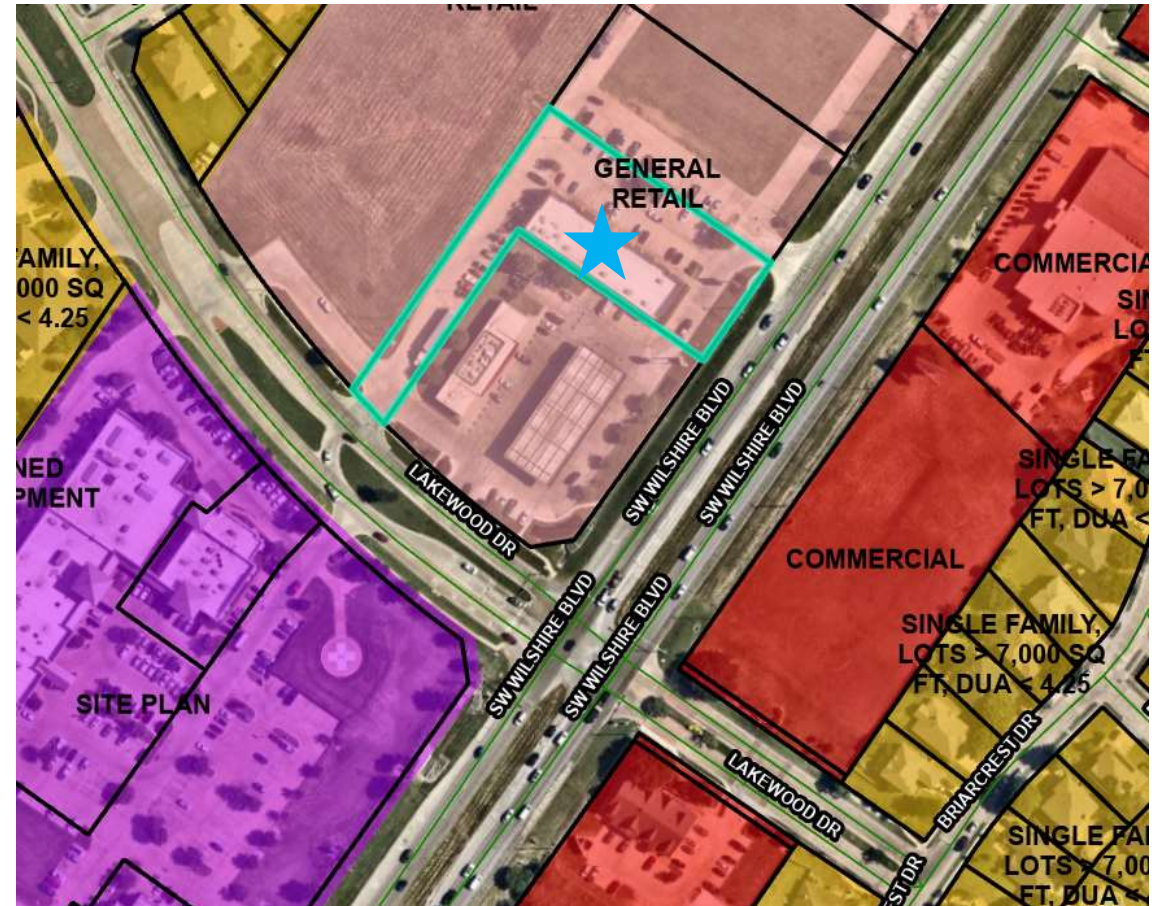
TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

- 2650 SW Wilshire Blvd, STE 300

- Renu Pant (Applicant)
- Preston Bend RE LLC. (Owner)

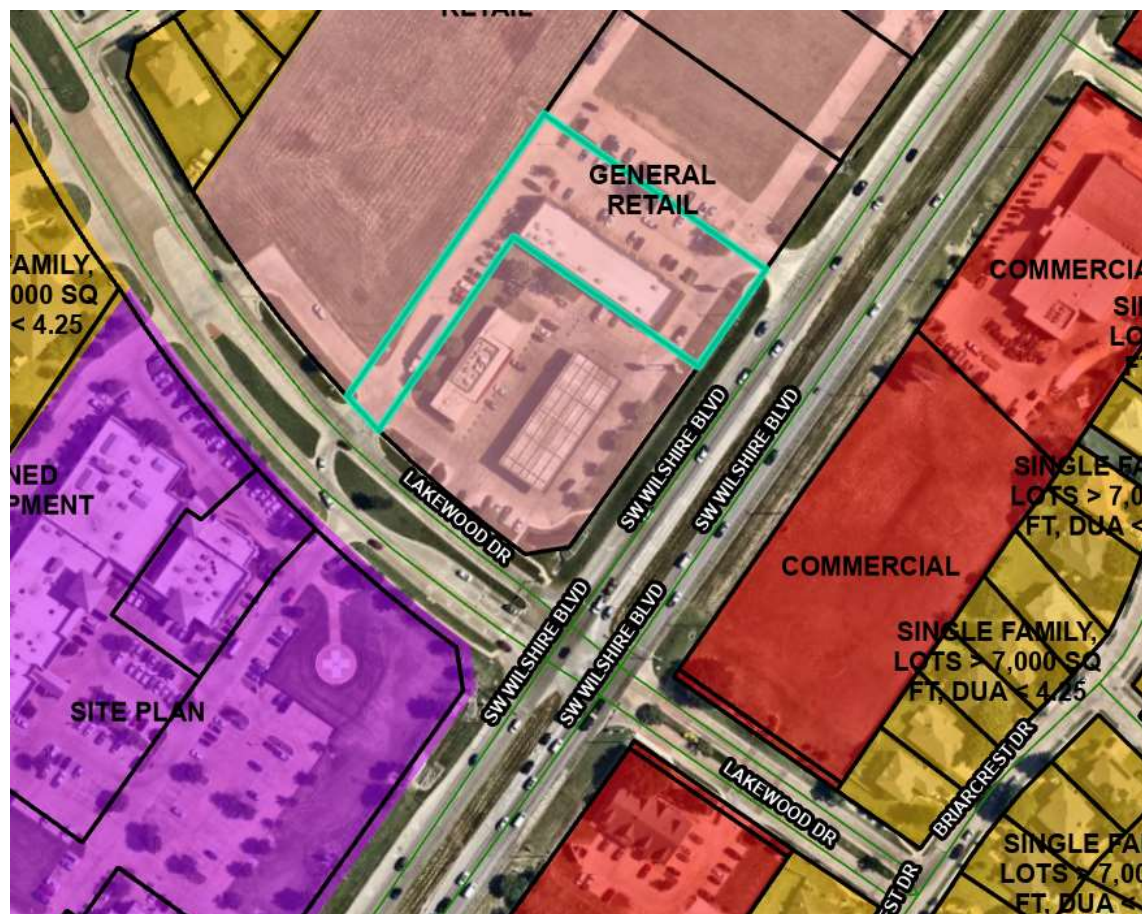
Zoning Change from “GR” General Retail to “GR” General Retail with a Specific Use Permit for a liquor store (Case 25-219).





## Zoning

## GR, General Retail



## Comprehensive Plan

## Community Commercial

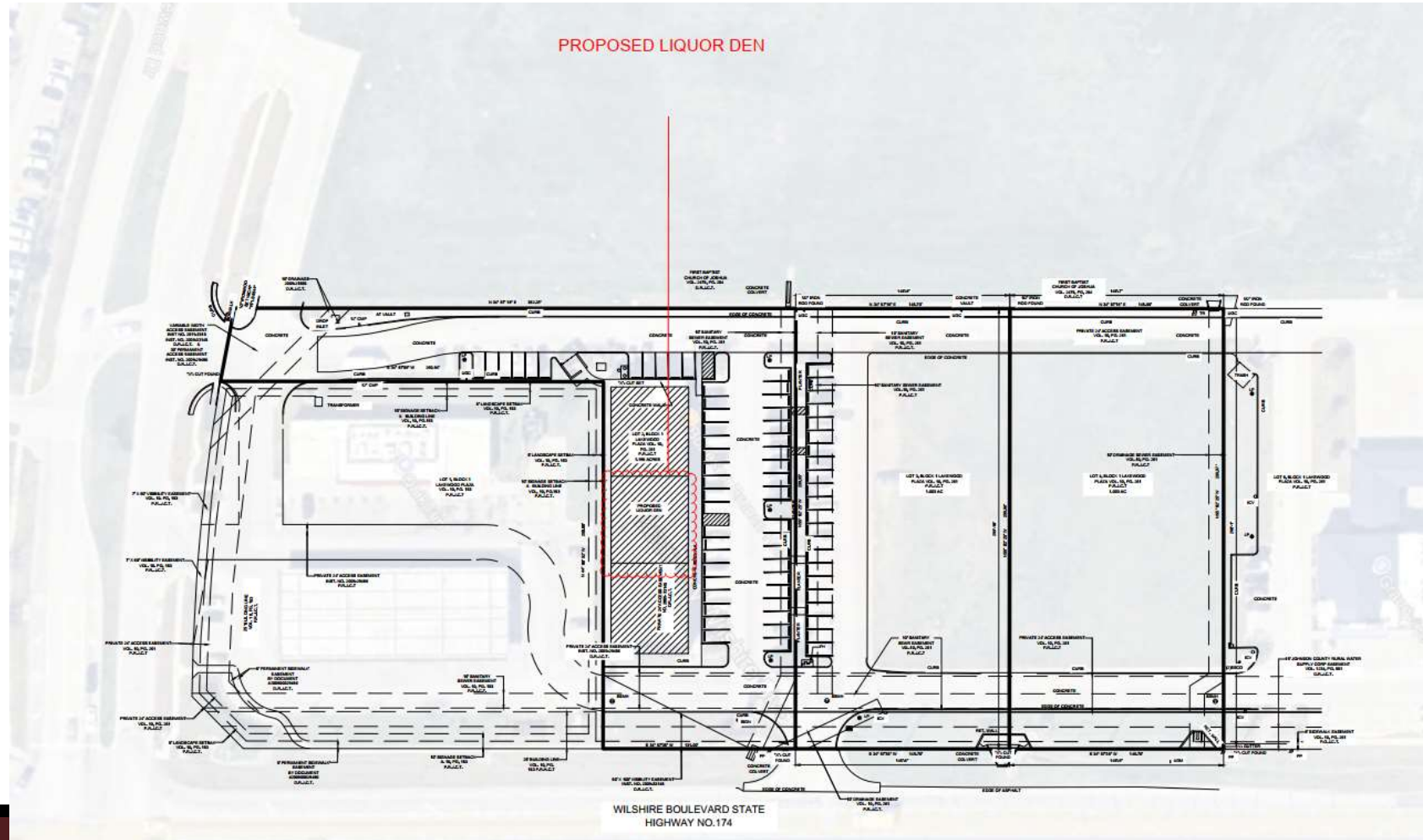


# ZC- 2650 SW Wilshire

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.	<b>Building is not located in these areas</b>
Minimum building size shall be 5,000 sq. ft.	<b>Acknowledged – building suite is approximately 3,000 square feet</b>
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.	<b>There are not any existing liquor store within 1,000 feet from our proposed site.</b>
A liquor (package) store shall not have walk-up window access and shall not have drive-through or drive-up access.	<b>The proposed layout does not include walk-up or drive-through, or drive-up windows. Customer entry will be through a standard front entrance.</b>
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.	<b>The liquor store will have an independent entrance, physically partitioned from any other retail space or tenant.</b>
All windows shall be either polycarbonate or have a protective shatterproof film installed on both sides and glass window.	<b>All exterior windows will be fitted with either polycarbonate panels or protective shatterproof film on both upon installation.</b>
Shall provide additional landscaping between front facade and the parkway.	<b>Not applicable due existing shopping center and storefront</b>
Shall maintain a 15-foot landscaping buffer with canopy trees planted no less than 20 feet on center along entire frontage	<b>Not applicable due existing shopping center and storefront</b>



# Commercial Site Development



# ZC – 2650 SW Wilshire Blvd

## Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.
- At this time staff has received no formal opposition



### Legend

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

- Recommended approval 7 – 0.
- No speakers.

- 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 suite 300.
- Retail use conforms with the Comprehensive Plan.



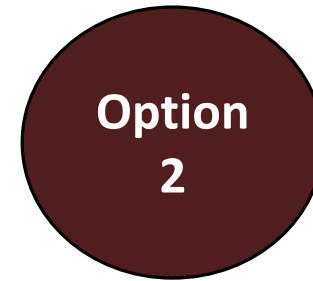


- Staff has determined that the requested zoning district aligns with the Comprehensive Plan based on the requested district, adjacent zoning, and proximity to existing Old Town non-residential uses.
- Staff recommends approval of the ordinance for a zoning change.





**Recommend  
Approval**



**Recommend  
Denial**



# Questions / Comments

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Tony McIlwain  
Development Services Director  
[tmcilwain@burlesontx.com](mailto:tmcilwain@burlesontx.com)  
817.426.9684