



ZC Case 25-219

PRESENTED TO CITY COUNCIL- 1.20.26

TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

ZC – 2650 SW Wilshire

Location:

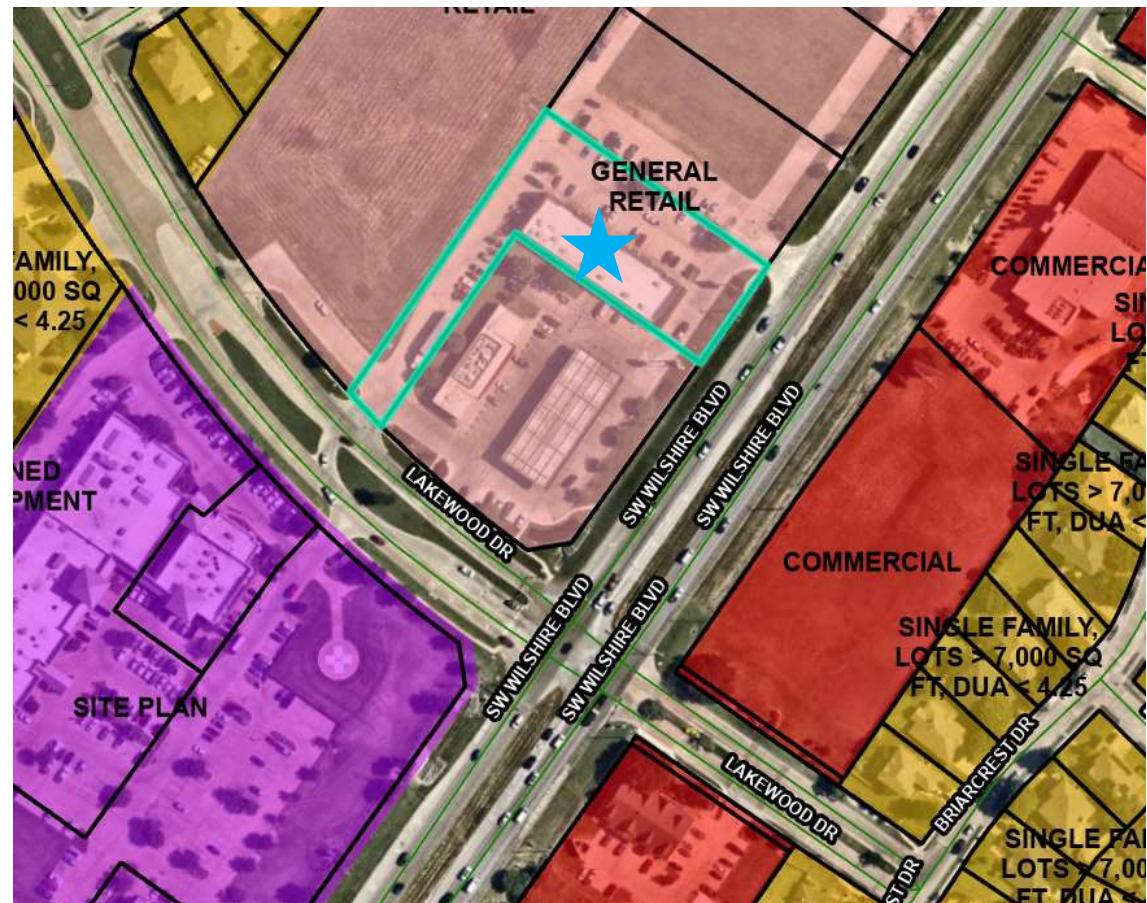
- 2650 SW Wilshire Blvd, STE 300

Applicant:

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

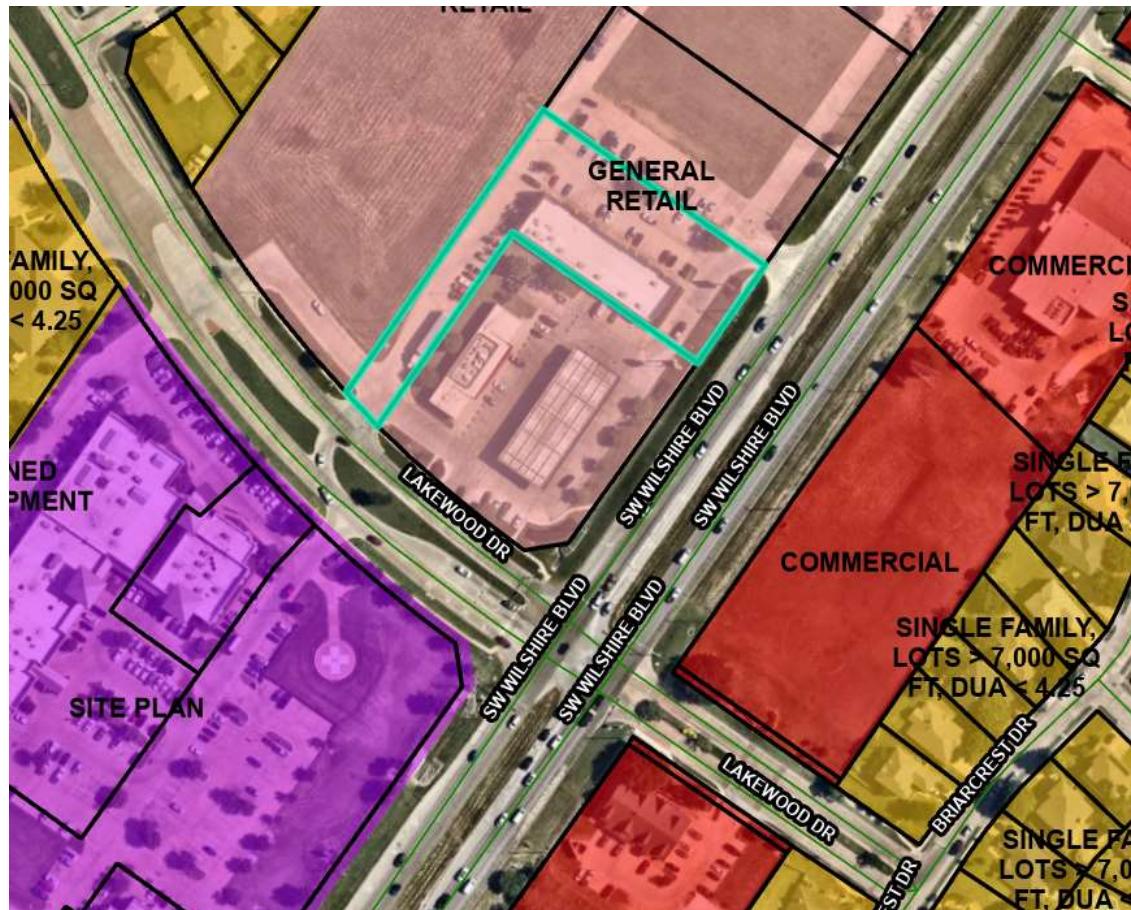
Item for approval:

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

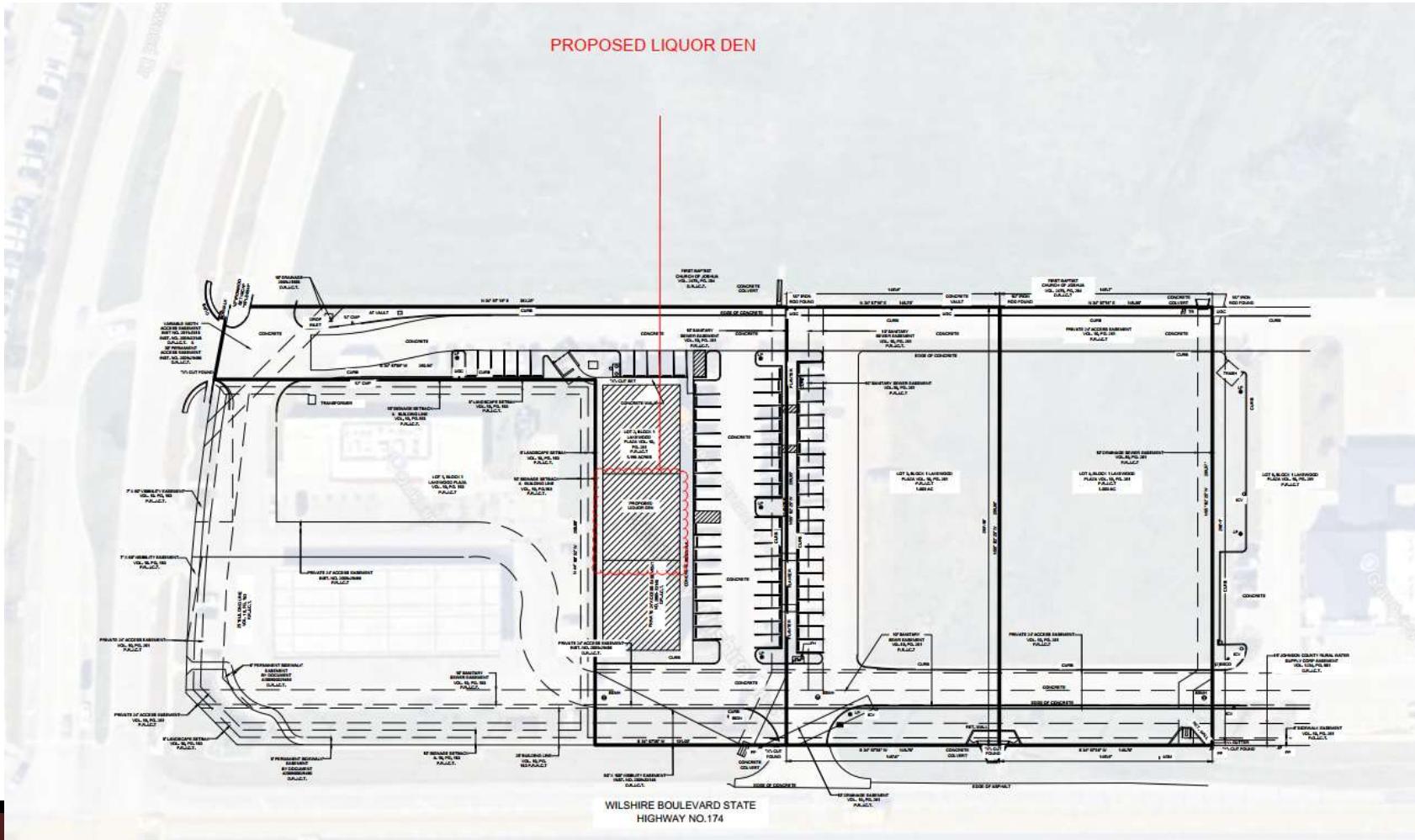
Community Commercial



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.	Building is not located in these areas
Minimum building size shall be 5,000 sq. ft.	Acknowledged – building suite 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

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



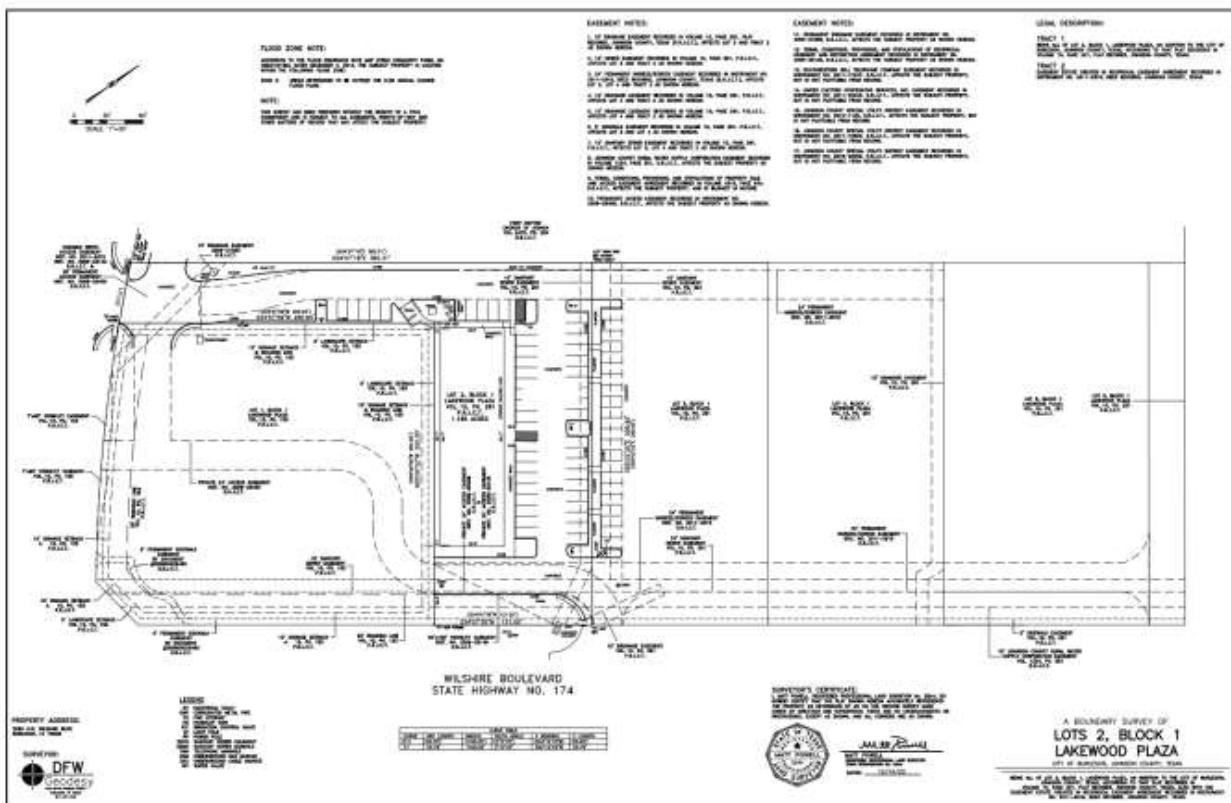
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P&Z Summary:

- Recommended approval 7 – 0.
- No speakers.

Staff Recommendation:

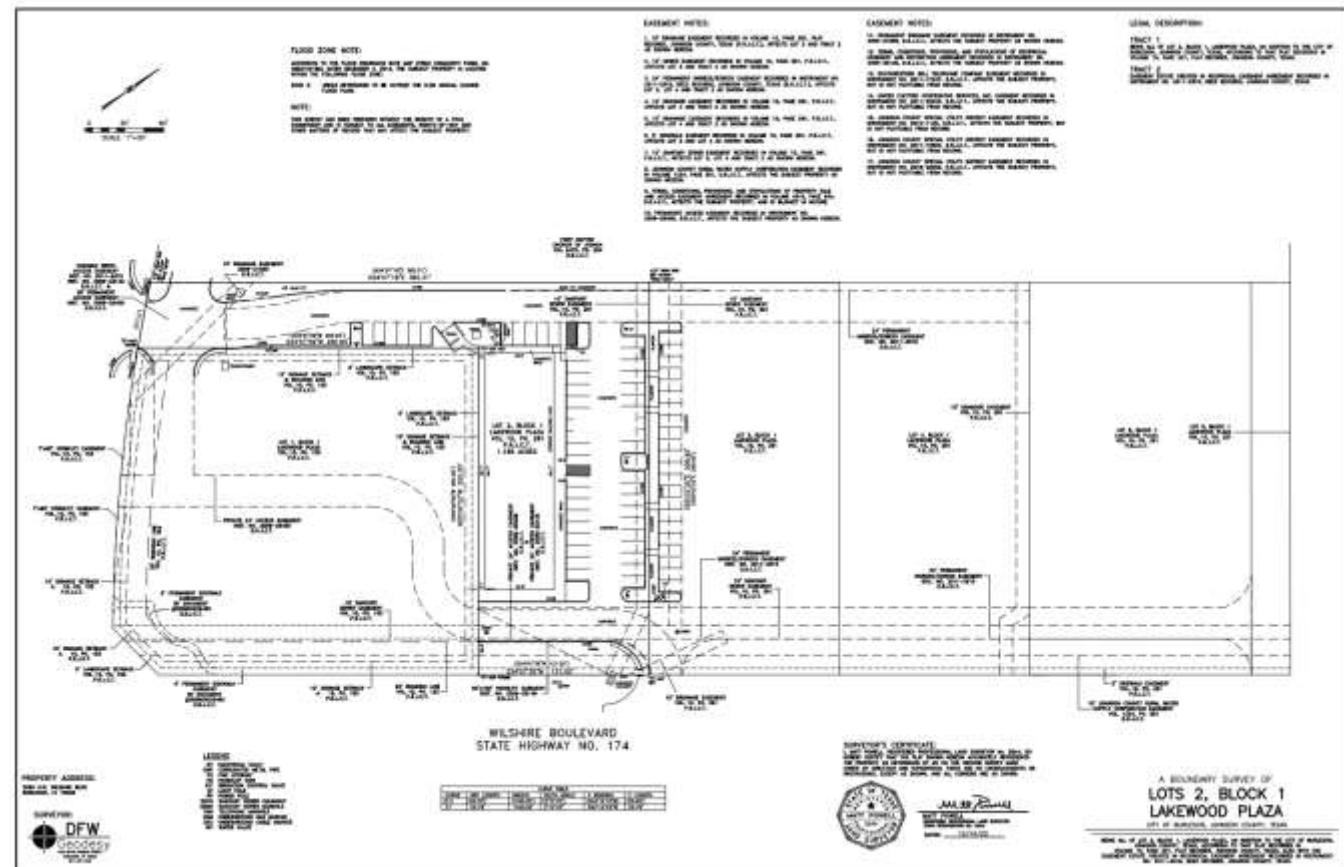
- Staff recommends approval of an ordinance for the zoning change request to “GR, General Retail with a specific use permit for a Liquor Store” with the condition liquor sales only apply to suite 300.
- Retail use conforms with the Comprehensive Plan.



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Staff Recommendation:

- 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

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817.426.9684