
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony McIlwain, Director

MEETING: January 20, 2026

SUBJECT:

2650 SW Wilshire BLVD, Suite 300 (Case 25-219): 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". (*First and Final Reading*) (Staff Contact: *Tony McIlwain, Development Services Director*) (*The Planning and Zoning Commission recommended approval 7-0*)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Dynamic & Preferred City Through Managed Growth	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

On August 4, 2025, an application was submitted by Renu Pant with Total Spirits on behalf of Preston Bend RE LLC. (owners) for a zoning change request for to allow liquor sales at 2650 SW Wilshire BLVD, Suite 300.

Development Overview:

This site is part of a commercial shopping center strip located within Lakewood Plaza Addition. 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 300, addressed as 2650 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 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.	BUILDING IS NOT LOCATED WITHIN 1,000 FEET OF 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.	THIS LIQUOR STORE DOES HAVE A SEPARATE ENTRANCE FOR DELIVERIES AND CUSTOMERS
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 PANELES OR SHATTERPROOF FILM ON BOTH SIDES WILL BE INSTALLED
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 Community Commercial.

Community Commercial is generally located along major streets and at significant nodes. This 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:

Approve the ordinance with the condition that liquor store sales only apply to Suite 300, addressed as 2650 SW Wilshire BLVD (Case 25-219).

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

December 16, 2025: The Planning and Zoning Commission recommended approval 7-0.

REFERENCE:

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

FISCAL IMPACT:

None.

STAFF CONTACT:

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