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## City Council Regular Meeting

**DEPARTMENT:** Development Services

**FROM:** Tony McIlwain, Development Services Director

**MEETING:** June 3, 2024

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**SUBJECT:**

1679 SW Wilshire (Case 24-062): Hold a public hearing and consider approval for an ordinance for a zoning change request from "PD", Planned Development to "GR" General Retail for a food and beverage sales (grocery) store with retail. *(Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval unanimously)*

**SUMMARY:**

On February 19, 2024, a zoning change request was submitted by Julie Baum, representing Kimley-Horn, on behalf of Tim Mondello with GBT Realty Corp. (owners) to change the zoning of approximately 6.00 acres from PD, Planned Development to a base zone district of GR, General Retail.

**DEVELOPMENT OVERVIEW:**

The owners are proposing a GR, General Retail zoning for the development of a Sprout's food and beverage sales store (approx. 23,256 S.F.) and attached retail strip (approx. 18,000 S.F.). The proposed land use would be allowed by-right with a GR, General Retail district zoning. A commercial site plan has been concurrently submitted (Case 24-114) and is attached as part of the amending ordinance in accordance with Appendix B, Zoning, Section 131-120, Site Plan Requirements. The presentation and consideration of the commercial site plan and any requested waivers and variances will occur as a separate action item on the agenda. If the zoning is approved and the commercial site plan is not, then an amendment to the ordinance will be initiated by staff to reflect the approved or disapproved commercial site plan and waivers resolution.

**"Site plan approval required by City Council.** Any site plan that requires a waiver or variance to City Ordinances or is contingent upon the approval of a zoning district change must receive the approval of City Council upon recommendation of the planning and zoning commission. Council approval of a site plan that accompanies a zoning change request shall become part of the amending ordinance."

**Zoning and Land Use Table**

|              | Zoning                  | Use                        |
|--------------|-------------------------|----------------------------|
| Subject Site | PD, Planned Development | Undeveloped                |
| North        | C, Commercial           | Food and Beverage (Kroger) |
| East         | PD, Planned Development | Multifamily                |
| South        | PD, Planned Development | Multifamily                |
| West         | Commercial              | Retail                     |

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

This land use category should include a mix of both nonresidential and higher density residential uses that promote local pedestrian activity and fewer vehicle trips. Corresponding zoning districts may include GR, General Retail.

*Staff has determined the requested zoning and use align with the Comprehensive Plan based on the adjacent residential development (Burleson Commons-multifamily) and proposed use at this site.*

**Engineering:**

Engineering civil construction reviews will be required prior to the development of the site.

**RECOMMENDATION:**

Approve an ordinance for the zoning change.

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

May 14, 2024 – The Planning and Zoning Commission recommend approval (7-0).

April 2, 2018 – Planned Development (CSO #807-04-2018) approved by City Council.

**REFERENCE:**

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](http://ecode360.com)

[City of Burleson, TX SUPPLEMENTAL REGULATIONS \(ecode360.com\)](http://ecode360.com)

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

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