
City Council Special Meeting

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Director

MEETING: September 2, 2025

SUBJECT:

185 NW John Jones DR, Suite 150 (Case 25-095): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "C, Commercial", to "C, Commercial" with a Specific Use Permit for a Liquor Store". *(First and Final Reading) (This item was continued from the June 2, 2025 City Council meeting) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval 4-2)*

SUMMARY:

On March 31, 2025, an application was submitted by A. Ron Thrower with Thrower Design LLC on behalf of Brett Baker with H-E-B (owners) for a zoning change request for to allow liquor sales at 185 NW John Jones DR, Suite 150.

Development Overview:

This site is part of a commercial shopping center strip located within River Place Addition. The location is zoned C, Commercial 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 150, addressed as 185 NW John Jones 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 1,370 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.	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.	TEMPERED GLASS WITH 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 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 C, Commercial zoning district.

RECOMMENDATION:

Approve the ordinance with the condition that liquor store sales only apply to Suite 150, addressed as 185 NW John Jones DR (Case 25-095).

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

May 13, 2025 – The Planning and Zoning Commission recommended approval by a vote of 4-2, with Commissioners Taylor and Brookman in opposition.

June 2, 2025– City Council opened the public hearing and voted to continue this item at the September 2, 2025 City Council regular meeting.

REFERENCE:

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

FISCAL IMPACT:

N/A

STAFF CONTACT:

Tony McIlwain, AICP, CFM
Development Services Director
tmcilwain@burlesontx.com
817-426-9684