
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: September 29, 2026

SUBJECT:

Wonder, located approximately at 725 SW Wilshire BLVD (CSP26-020): Consider and take possible action on a resolution for a Commercial Site Plan with a variance to the number of minimum parking spaces required for the change of use of the existing commercial building to include a physical therapy clinic, retail and restaurant. *(Staff Contact: Emilio Sanchez, Deputy Director)*

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 3, 2026, an application was submitted by Matt Wilson representing Connected Acquisition Services LLC on behalf of Exchangeright Net Leased Portfolio 10 DST (owner) for a commercial site with an existing commercial building for the change of uses on approximately 0.67 acres.

The applicants are requesting approval of a commercial site plan with a variance to allow 25 parking spaces. The applicants are proposing a physical therapy clinic, retail and restaurant uses. These uses require 57 total parking spaces per city code.

The existing site is part of a three-building development project, which was approved in 2014. The project included Advanced Auto, an automobile parts retailer, as well as restaurants and retail uses spread across the three commercial buildings. The construction occurred in 2 phases with a parking reduction, and a proposed shared parking agreement that has not been filed with the Johnson County Clerk's office. The site currently has twenty-five spaces within the

property boundaries that can be utilized. The buildings have since been sold to different entities and the applicants do not have any legal access to the shared parking spaces other than a platted shared access easement.

The applicants would like to take the existing building that is approximately 6,889 square feet and divide the space that will include 2,889 square feet for a physical therapy clinic, and 4,000 square feet for a restaurant with 126 seats. They are not proposing any site improvements other than interior changes to the building. The following table represents the breakdown of the minimum parking requirements for the requested uses.

Required Parking	Proposed Parking	Required Parking	Staff Findings
Clinics or doctor's offices: one space for each 200 square feet of total floor area.	15 spaces	15	Compliant
Restaurant or cafeteria: one space for every three seats under maximum seating arrangement.	10 spaces	42	Not Compliant Deficient by 32 spaces

“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.”

The applicant's justification for the parking variance is attached as Exhibit 4 and their Traffic Parking Assessment is attached as Exhibit 5 and the Wonder presentation as Exhibit 6.

RECOMMENDATION:

Staff recommends approval of the Commercial Site Plan and associated parking variance, with the following condition: a change in land use, or the filing of a new certificate of occupancy, which triggers required parking in excess of 25 spaces, will require consideration of a new parking variance.

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

3.3.2014: City Council Approved a Commercial Site Plan with parking reductions (Case 14-001)

REFERENCE:

<https://ecode360.com/39939390>

FISCAL IMPACT:

None

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