

ZC – 654 SW Wilshire

Location:

- 654 SW Wilshire
- Burleson Plaza

Applicant:

William C. Johnson (BTX Bottle Shoppe LLC)

Item for approval:

Zoning Change from "GR" General Retail to "GR" General Retail with a SUP for a liquor store (Case 24-377)

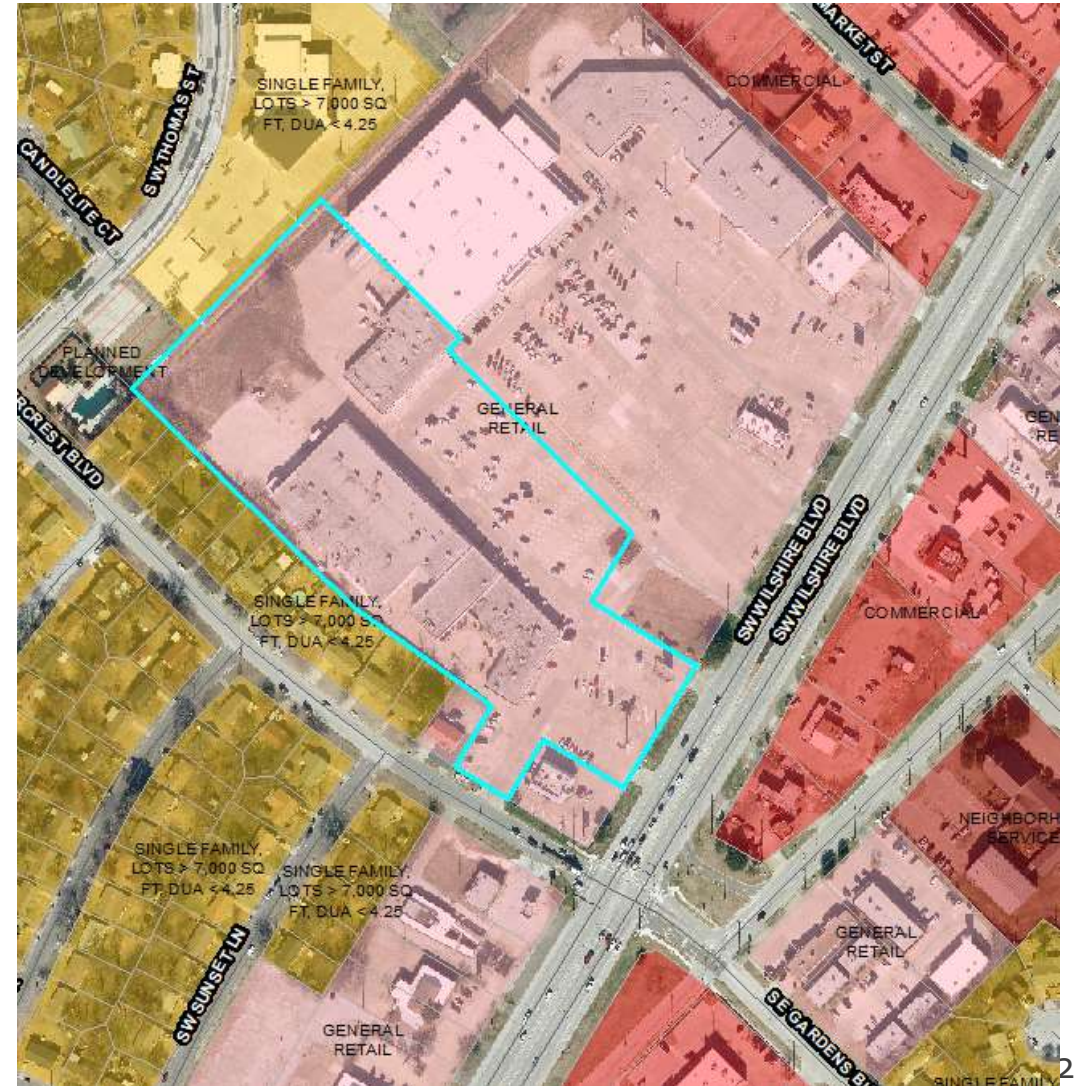
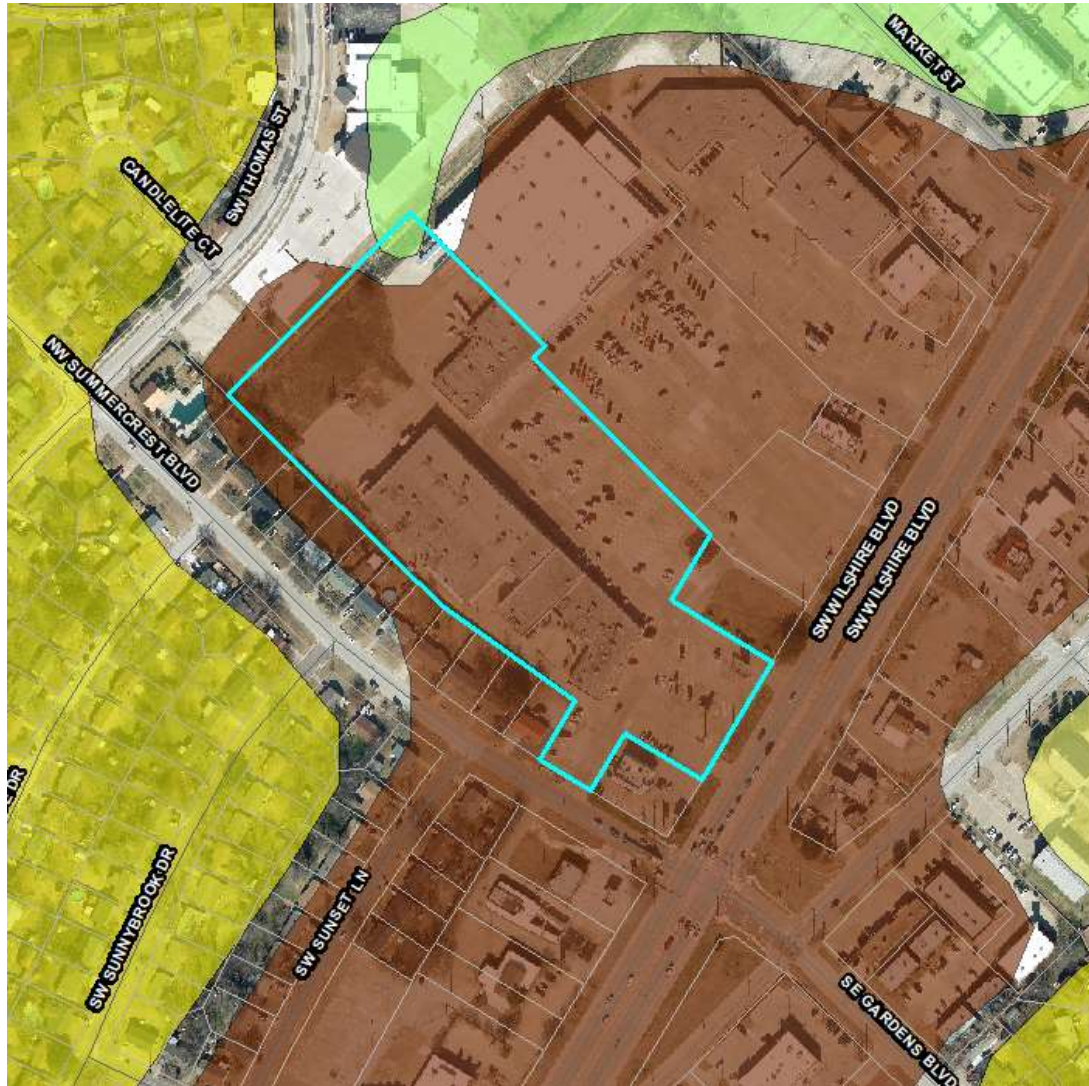


Comprehensive Plan

Community Commercial

Zoning

GR, General Retail



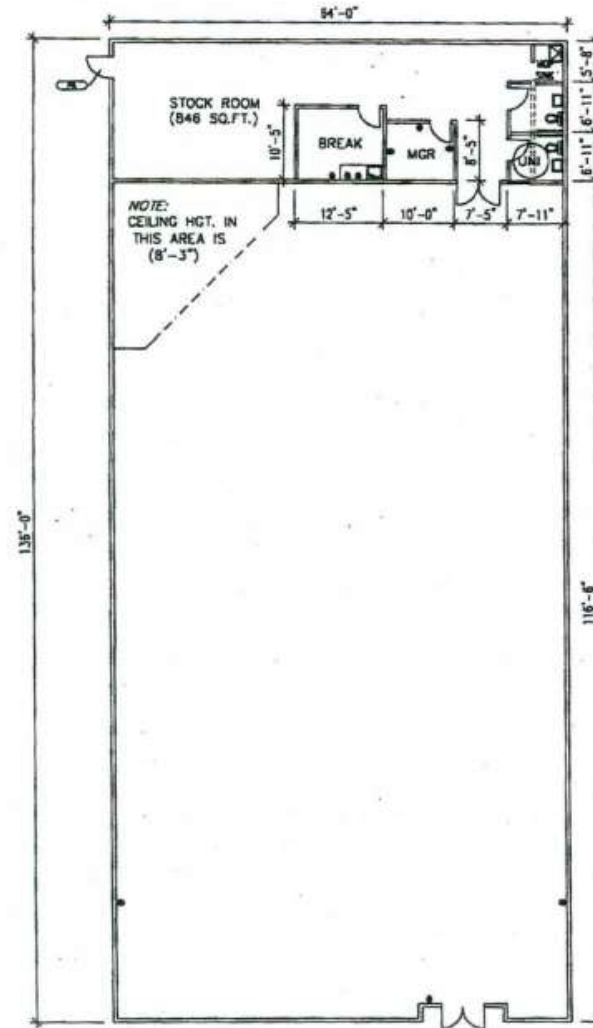
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Supplemental Regulation	Applicant Response
Shall not be located within the Old Town Overlay District or within 300 feet of IH-35 frontage without City Council approval.	BUILDING IS NOT LOCATED IN THESE AREAS
Minimum building size shall be 5,000 sq. ft.	ACKNOWLEDGED - BUILDING IS APPROXIMATELY 8,700 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.	YES, CUSTOMERS ENTER THROUGH THE FRONT ENTRANCE AND DELIVERIES ENTER THROUGH THE BACK ENTRANCE
All windows shall be either polycarbonate or have a protective shatterproof film installed on both sides and glass window.	DUE TO \$400 PER WINDOW COST, SHATTER PROOF FILM WILL BE INSTALLED UPON CITY APPROVAL OF BUSINESS LOCATION
Shall provide additional landscaping between front facade and the parkway.	NOT APPLICABLE DUE TO COMPLETE CEMENT PARKING LOT
Shall maintain a 15-foot landscaping buffer with canopy trees planted no less than 20 feet on center along entire frontage	NOT APPLICABLE DUE TO COMPLETE CEMENT PARKING LOT

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FLOOR PLAN AND SITE PLAN



SALES AREA:	7257
STOCK AREA:	846
OTHER:	544
GROSS:	8647

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Public Hearing Notice

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property
- Published in newspaper
- Signs Posted on the property



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P&Z Summary

Vote

Recommended approval 7-1

Discussion

Discussed location of product delivery versus customer point of sales, as well as TABC licenses and requirements related to liquor sales.

Speakers

None

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Staff's 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 the unit addressed as 654 SW Wilshire.
- Retail use conforms with the Comprehensive Plan

