



Meeting Agenda Item Coversheet

MEETING DATE:		4/7/2026	Submitted By: Planning and Zoning		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		VAR-2026-01: The applicant is requesting a distance exception pursuant to Chapter 4, Section 4-10 (Alcoholic Beverages) of the City of Westlake Code of Ordinances to allow a reduction of the required 1,000-foot distance from another establishment licensed for the retail sale of alcoholic beverages.			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve – VAR-2026-01 – Variance request for retail sales and services use known as Walmart Supercenter – City of Westlake.			
SUMMARY and/or JUSTIFICATION:		<p>The applicant, Cotleur & Hearing, on behalf of Minto PBLH, LLC, is requesting approval of a variance from the distance separation requirement for the retail sale of alcoholic beverages for the proposed Walmart Supercenter. The request seeks an exception to the distance separation requirement outlined in Chapter 4, Section 4-8(b)(1), which mandates a minimum of 1,000 feet separation from another establishment licensed for the retail sale of alcoholic beverages for on- or off-premises consumption.</p> <p>The proposed Walmart Supercenter is approximately 812 feet (airline distance measurement from door to door) from an existing business, “Xcel Padel,” which currently holds a liquor license. The subject facility will include multiple retail departments such as clothing, household goods, toys, electronics, grocery items, pharmacy services with drive-through, a vision center, a package store for off-premises alcohol sales, an auto center, an outdoor garden center, and an online pickup and delivery area. The applicant is requesting a package liquor license allowing alcohol sales strictly for off-premises consumption only. No on-site consumption, bar service, or entertainment is proposed.</p>			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:	X	PROCLAMATION:	
		EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Staff Report Application Justification Statement			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	

**IDENTIFY FULL
RESOLUTION OR
ORDINANCE TITLE**

*(if Item is not a
Resolution or Ordinance,
please erase all default
text from this field's
textbox and leave blank)*

**Please keep text
indented.**

FISCAL IMPACT *(if any):*

\$