



## Planning & Zoning Commission Agenda

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Tuesday, June 10, 2025  
6:00 PM

City Hall - 141 W. Renfro  
Burleson, TX 76028

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### 1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

Texas Pledge:

*Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God; one and indivisible*

### 2. **CITIZEN APPEARANCES**

Other than public hearings, citizens in attendance who desire to speak to the Planning and Zoning Commission may speak during this section. Each person will be allowed three (3) minutes to speak and will not be interrupted by the Commission or staff. If you would like to speak, please fill out a speaker card and give the completed card to the City staff prior to addressing the Commission. Please note that the Commission may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Commission from deliberating or taking action on an item not listed on the agenda. Please also note that speakers who desire to speak on an item listed for public hearing will address the Commission during the public hearing and consideration of that particular agenda item.

### 3. **CONSENT AGENDA**

All items listed below are considered to be routine by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of the items unless a Commissioner or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. Approval of the consent agenda authorizes the Development Services Director to place each item on the City Council agenda in accordance with the Planning and Zoning Commission's recommendations.

[A.](#) Consider approval of the minutes from May 27, 2025 Planning & Zoning Commission meeting.

### 4. **PUBLIC HEARING**

[A.](#) 1679 SW Wilshire (Case 25-128): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "GR, General Retail", to "GR, General Retail" with a Specific Use Permit for a Liquor Store". (Staff Contact: Lidon Pearce, Principal Planner)

### 5. **REPORTS AND PRESENTATIONS**

### 6. **GENERAL**

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**7. COMMUNITY INTERESTS ITEMS****8. EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Commission may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

**A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071**

**9. ADJOURN**Staff Contact

Tony McIlwain

Director of Development Services

817-426-9684

**CERTIFICATE**

I hereby certify that the above agenda was posted on this the 4th of June 2025, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.

Amanda Campos

City Secretary

**ACCESSIBILITY STATEMENT**

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.



## Department Memo

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### Planning & Zoning Commission Meeting

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**DEPARTMENT:** Development Services

**FROM:** Peggy Fisher, Administrative Assistant Sr.

**MEETING:** June 10, 2025

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**SUBJECT:**

Approve the minutes from May 27, 2025 Regular Session of the Planning & Zoning Commission meeting.

**SUMMARY:**

Minutes from the May 27, 2025 Regular Session of the Planning & Zoning Commission meeting.

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the May 27, 2025 Regular Session of the Planning & Zoning Commission meeting.

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

None

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

Peggy Fisher  
Recording Secretary  
[pfisher@burlesontx.com](mailto:pfisher@burlesontx.com)  
817-426-9611

## PLANNING AND ZONING COMMISSION

May 27, 2025  
MINUTES

### Roll Call

#### Commissioners Present

David Hadley  
Dan Taylor  
Cobi Tittle  
Ashley Brookman  
Bill Janusch  
Michael Tune (Chair)  
Clint Faram  
Michael Kurmes  
Brandon Crisp  
Bobby Reading

#### Commissioners Absent

#### Staff

Emilio Sanchez, Assistant Director Development Services  
Peggy Fisher, Administrative Assistant

### **REGULAR SESSION**

#### **1. Call to Order – 6:00 PM**

**Invocation – David Hadley**

**Pledge of Allegiance**

**Texas Pledge**

#### **2. Citizen Appearance**

None

#### **3. Consent Agenda**

- A.** Consider approval of the minutes from May 13, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B.** Miller Estates Addition, Lots 1 & 2, Block 1 (Case25-049): Consider and take possible action on a final plat for Miller Estates, Lots 1 & 2, Block 1 addition; addressed as 4616 E Renfro Street. *(Staff Contact: Emilio Sanchez, Development Services Deputy Director)*
- C.** Caddo Forest Estates, Lots 9R and 9R-1, Block A (Case25-080): Consider and take possible action on a replat for Caddo Forest Estates, Lots 9R and 9R-1, Block A addition; addressed as 6716 Willow Creek Dr. *(Staff Contact: Emilio Sanchez, Development Services Deputy Director)*

Motion made by Commissioner Ashley Brookman and second by Commissioner Michael Kurmes to approve the consent agenda.

Motion passed, 9-0.

#### **4. Public Hearing**

None

#### **5. Reports and Presentations**

None

#### **6. General**

None

#### **7. Community Interest Items**

None

#### **8. Executive Session**

In accordance with Chapter 551 of the Texas Government Code, the City Commission may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

#### **A. Pending or Contemplated Litigation or to Seek the Advice of the City of Attorney Pursuant to Section 551.071**

#### **9. Adjourn**

There being no further business Chair Michael Tune adjourned the meeting.

**Time – 6:01PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary

## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** June 10, 2025

### **SUBJECT:**

1679 SW Wilshire (Case 25-128): Hold a public hearing and consider and take possible action on a zoning ordinance change request from “GR, General Retail”, to “GR, General Retail” with a Specific Use Permit for a Liquor Store”. (Staff Contact: Lidon Pearce, Principal Planner)

### **SUMMARY:**

On April 28, 2025, an application was submitted by Sabin Acharya (prospective tenant) for a zoning change request to allow liquor sales on the parcel addressed as 1679 SW Wilshire. Staff confirmed with GBT Realty group (owner) that they are in support of this request.

### **Development Overview:**

This site is part of a commercial shopping center strip that was developed as part of the Sprout’s Framers Market development. The location is zoned GR, General Retail 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 108/104, to be addressed as 1685 SW Wilshire 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.	<b>BUILDING IS NOT LOCATED IN THESE AREAS</b>
Minimum building size shall be 5,000 sq. ft.	<b>ACKNOWLEDGED - BUILDING IS APPROXIMATELY 3,000 SQUARE FEET</b>

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.	<b>BUILDING IS NOT LOCATED NEAR ANOTHER LIQUOR STORE</b>
A liquor (package) store shall not have walk-up window access and shall not have drive-through or drive-up access.	<b>The proposed layout does not include walk-up or drive-through, or drive-up windows. Customer entry will be through a standard front entrance.</b>
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.	<b>The liquor store will have an independent entrance, physically partitioned from any other retail space or tenant.</b>
All windows shall be either polycarbonate or have a protective shatterproof film installed on both sides and glass window.	<b>All exterior windows will be fitted with either polycarbonate panels or protective shatterproof film on both upon installation.</b>
Shall provide additional landscaping between front facade and the parkway.	<b>NOT APPLICABLE DUE EXISTING SHOPPING CENTER AND STOREFRONT</b>
Shall maintain a 15-foot landscaping buffer with canopy trees planted no less than 20 feet on center along entire frontage	<b>NOT APPLICABLE DUE EXISTING SHOPPING CENTER AND STOREFRONT</b>

**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 GR, General Retail zoning district.*



**RECOMMENDATION:**

Recommend approval of the ordinance to City Council; with the condition that liquor store sales only apply to Suite 108/104, to be addressed as 1685 SW Wilshire (Case 25-128).

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

N/A

**REFERENCE:**

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

**FISCAL IMPACT:**

N/A

**STAFF CONTACT:**

Lidon Pearce, CNU-A, AICP  
Principal Planner  
[lpearcel@burlesontx.com](mailto:lpearcel@burlesontx.com)  
817-426-9649

# SUP- 1679 SW Wilshire

## Location:

- 1679 SW Wilshire

## Applicant:

Sabin Acharya (Applicant)

Tim Mondello (GBT Realty Corp./ owners)

## Item for approval:

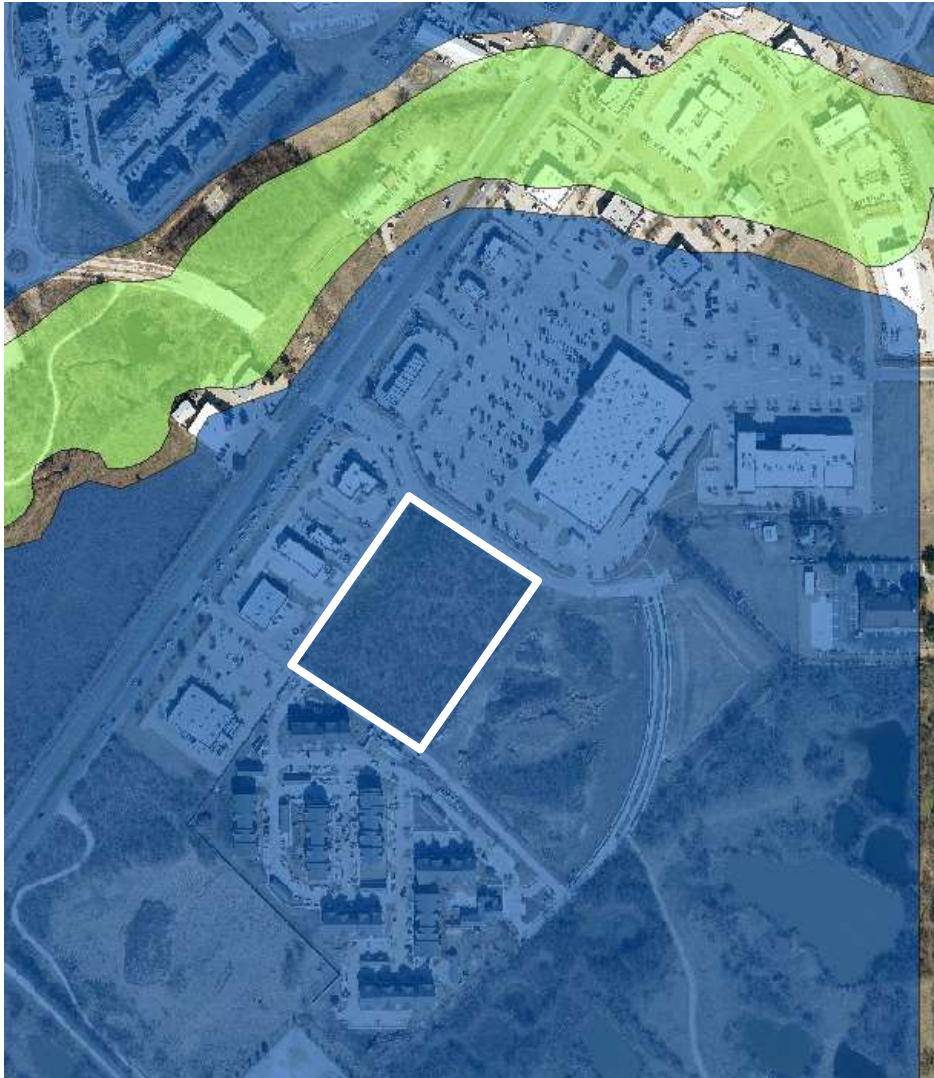
Zoning Change from "GR" General Retail to  
"GR" General Retail with a Specific Use  
Permit for a liquor store (Case 25-128)





# Comprehensive Plan

Urban Mixed Use



# Zoning

Item A.

GR, General Retail



# SUP- 1679 SW Wilshire

Item A.

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.	<b>BUILDING IS NOT LOCATED IN THESE AREAS</b>
Minimum building size shall be 5,000 sq. ft.	<b>ACKNOWLEDGED - BUILDING IS APPROXIMATELY 3,000 SQUARE FEET</b>
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.	<b>There are not any existing liquor store within 1,000 feet from our proposed site.</b>
A liquor (package) store shall not have walk-up window access and shall not have drive-through or drive-up access.	<b>The proposed layout does not include walk-up or drive-through, or drive-up windows. Customer entry will be through a standard front entrance.</b>
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.	<b>The liquor store will have an independent entrance, physically partitioned from any other retail space or tenant.</b>
All windows shall be either polycarbonate or have a protective shatterproof film installed on both sides and glass window.	<b>All exterior windows will be fitted with either polycarbonate panels or protective shatterproof film on both upon installation.</b>
Shall provide additional landscaping between front facade and the parkway.	<b>NOT APPLICABLE DUE EXISTING SHOPPING CENTER AND STOREFRONT</b>
Shall maintain a 15-foot landscaping buffer with canopy trees planted no less than 20 feet on center along entire frontage	<b>NOT APPLICABLE DUE EXISTING SHOPPING CENTER AND STOREFRONT</b>

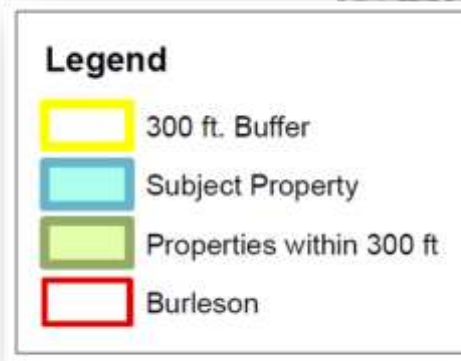


# SUP- 1679 SW Wilshire

Item A.

## 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.
- At this time staff has received no formal opposition



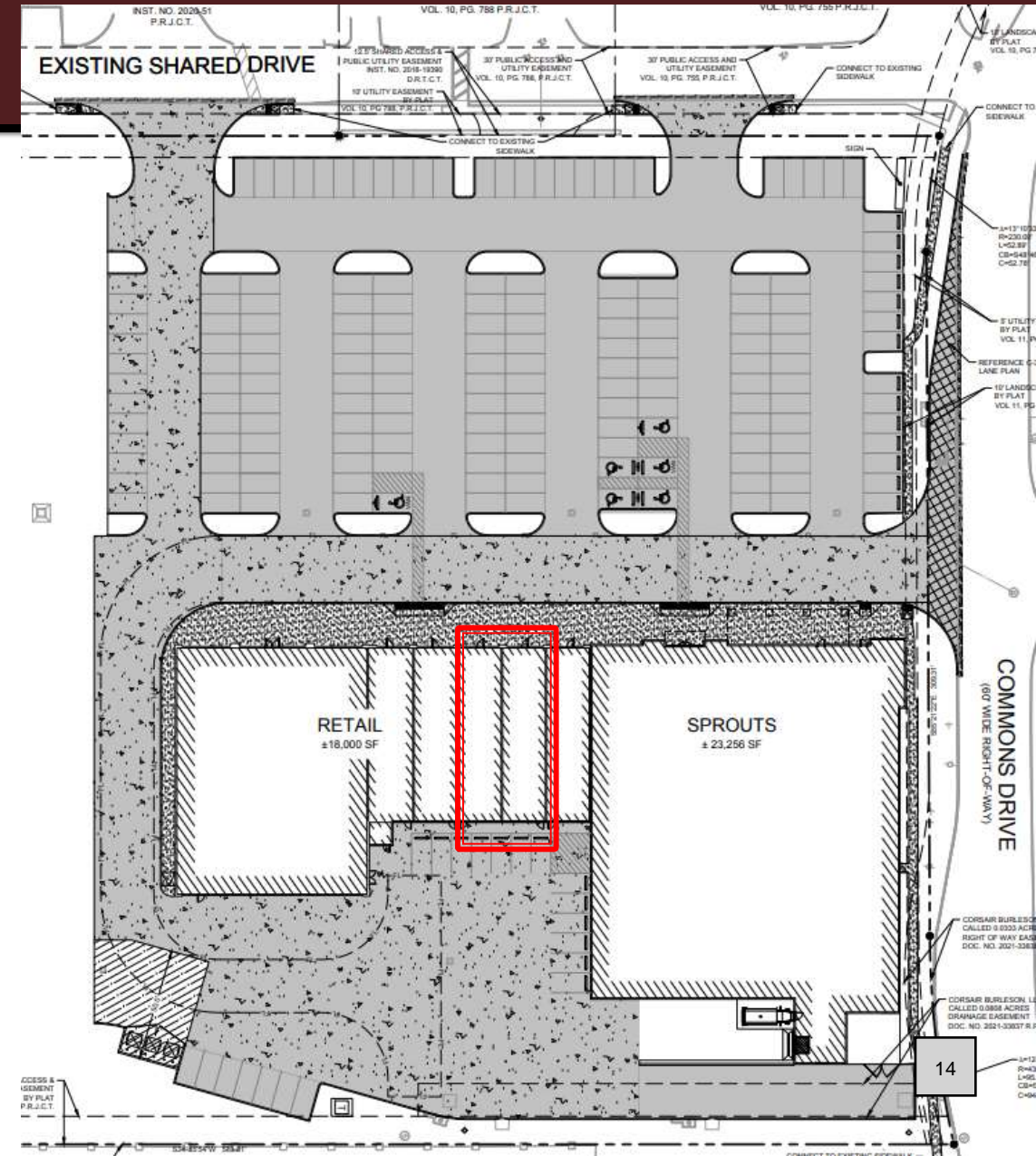
# SUP- 1679 SW Wilshire

Item A.

## 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 suites 104/108.

Retail use conforms with the Comprehensive Plan



## Ordinance

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE AND MAP OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 6.00 ACRES OF LAND SITUATED IN THE JOSHUA MINNETTE SURVEY, KNOWN AS LOT 6, BLOCK A, WILSHIRE ADDITION, AS RECORDED IN VOLUME 11, PAGE 556, DRAWER J, PLAT RECORDS JOHNSON COUNTY, TEXAS (P.R.J.C.T); FROM PLANNED GENERAL RETAIL (GR) TO "GR" GENERAL RETAIL WITH A SPECIFIC USE PERMIT FOR LIQUOR STORE SALES AT THE LOCATION ADDRESSED AS 1685 SW WILSHIRE BLVD, SUITE 108/104; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas ("City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council passed, approved, and adopted Ordinance B-582, being the Zoning Ordinance and Map of the City of Burleson, Texas, showing the locations and boundaries of certain districts, as amended, and codified in Appendix B of the City of Burleson Code of Ordinances (2005) (the "Zoning Ordinance and Map"); and

WHEREAS, an application for a zoning change was filed by Sabin Acharya on behalf of GBT Realty Group on April 28, 2025, under Case Number 25-128, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

WHEREAS, the Planning and Zoning Commission of Burleson, Texas, held a public hearing on said application after at least one sign was erected upon the property on which the change of classification is proposed in accordance with the Zoning Ordinance and Map, and after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such notice being served by depositing the same, properly addressed and postage paid, in the U.S. mail; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted X to 0 to recommend XX to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of General Retail (GR) to General Retail (GR) with a Specific Use Permit (SUP) for a Liquor Store at the unit addressed as 1685 SW Wilshire BLVD, Suite 108/104; and

WHEREAS, notice was given of a further public hearing to be held by the City Council of the City of Burleson, Texas, to consider the advisability of amending the Zoning Ordinance and Map as



recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Burleson, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Burleson, Texas, has changed in character since the enactment of its classification of **General Retail (GR)** and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS, the City Council of the City of Burleson, Texas, may consider and approve certain ordinances or ordinance amendments at only one meeting in accordance with Section 2-4 of the City of Burleson Code of Ordinances (2005); and

WHEREAS, the City Council of the City of Burleson, Texas, finds that this Ordinance may be considered and approved in only one meeting because the provisions of this Ordinance concern an individual zoning case that does not propose a change to the language of the City of Burleson Code of Ordinances.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:**

### **Section 1 MAP AND ZONING AMENDMENT**

The Official Zoning Map is hereby amended insofar as it relates to certain land described as LOT 6, BLOCK A, WILSHIRE ADDITION, AS RECORDED IN VOLUME 11, PAGE 556, DRAWER J, PLAT RECORDS JOHNSON COUNTY, TEXAS (P.R.J.C.T), included on Exhibit A, from GR, General Retail to GR, General Retail with a Specific Use Permit (SUP) for a Liquor Store at the unit addressed as 1685 SW Wilshire BLVS, Suite 108/104, which are incorporated herein as Exhibit B, being attached hereto and incorporated herein by reference for all purposes.

### **Section 2.**

The findings and recitals set forth above in the preamble of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

### **Section 3.**

It is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.



#### **Section 4.**

This ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Burleson's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

#### **Section 5.**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable., and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

#### **Section 6.**

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for that purpose.

#### **Section 7.**

Any person, firm, association of persons, company, corporation, or their agents, its servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

#### **Section 8.**

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

**PASSED AND APPROVED:**

**First and Final Reading:** the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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Chris Fletcher, Mayor  
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM & LEGALITY:

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Amanda Campos, City Secretary

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E. Allen Taylor, Jr., City Attorney

**Exhibit A**  
**Property Description**

**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATED IN THE JOSHUA MINNETTE SURVEY, ABSTRACT NO. 548, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO WILSHIRE 174 JV, BY DEED RECORDED IN VOLUME 2433, PAGE 135, DEED RECORDS, JOHNSON COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "RPLS 5544" IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COMMONS DRIVE (60' R-O-W) AT THE MOST EASTERLY CORNER OF LOT 5, BLOCK A, WILSHIRE WEST ADDITION, ACCORDING TO THAT PLAT RECORDED IN VOLUME 10, PAGE 775, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 230.00 FEET, WHOSE LONG CHORD BEARS S 48°46'16" E, 52.77 FEET;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE WITH SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 13°10'29", AN ARC LENGTH OF 52.89 FEET TO A 1/2" IRON ROD FOUND;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE S 55°21'30" E, A DISTANCE OF 309.31 FEET TO A 1/2 INCH IRON ROD FOUND AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 430.00 FEET, WHOSE LONG CHORD BEARS S 61°41'24" E, 94.87 FEET;

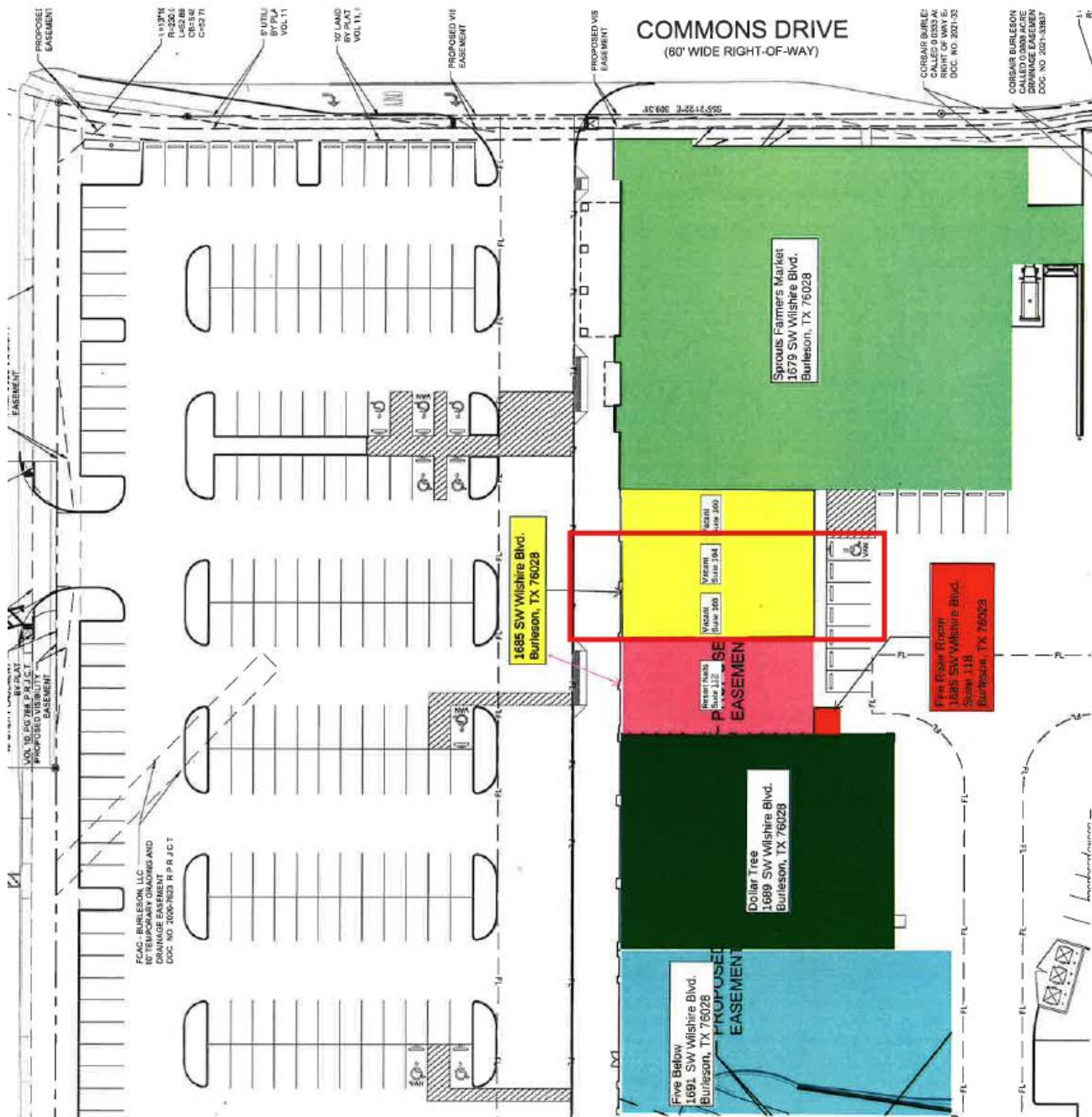
THENCE WITH SAID TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 12°40'03", AN ARC LENGTH OF 95.07 FEET TO A 1/2" IRON ROD FOUND;

THENCE S 34°55'46" W, A DISTANCE OF 583.81 FEET TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED "RPLS 5544";

THENCE N 55°04'14" W, A DISTANCE OF 456.00 FEET TO A 5/8 INCH IRON ROD FOUND AT THE MOST EASTERLY CORNER OF LOT 3, BLOCK 1, WILSHIRE 174 ADDITION, AS RECORDED IN VOLUME 9, PAGES 399, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 34°55'46" E, A DISTANCE OF 577.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.000 ACRES OF LAND, MORE OR LESS.

Specific Use Permit only applies to suite 104/108 (shown below)



**Suite 104/108 shown highlighted in yellow within the red box**