
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Development Services Deputy Director

MEETING: June 24, 2025

SUBJECT:

The Phobia Project at 138 N. Wilson Street, Ste. A (Case 25-145): 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 indoor commercial amusement as an escape room. (*Staff Contact: Emilio Sanchez, Development Services Deputy Director*)

SUMMARY:

On May 12, 2025, an application was submitted by Robyn Reyna, on behalf of Deak Properties LLC, requesting a SUP, Specific Use Permit, allowing for the use of "indoor commercial amusement", in the C, Commercial Zoning District for The Phobia Project located at 138 N Wilson Street, for suite A. The Phobia Project is an immersive escape room that provides its participants five themed options to test their team skills on completing tasks within a certain time frame. The applicant is not proposing to provide food or alcohol as part of the normal business operations. They are proposing an outdoor patio area on the north end of the building.

The subject property is zoned C, Commercial and is located within the Old Town Overlay. Per the zoning ordinance, the use of "Indoor commercial amusement" is allowed within the C, Commercial Zoning District if approved by SUP.

This site is designated in the Comprehensive Plan as Old Town.

The Old Town area is Burleson's historic and cultural center. Development in this area should further the vision for a social and entertainment destination for the region. Typical uses include restaurants, offices, retail, personal services, community and educational services, and mixed-use residential development.

The applicant's narrative and illustrations have been attached as Exhibit 4.

RECOMMENDATION:

Approve an ordinance for a SUP for indoor commercial amusement, to be addressed as 138 N. Wilson Street, STE A (Case 25-145).

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

Jan 7, 2019 – City Council approval by a vote of 6-0, an SUP for indoor commercial amusement, axe throwing (Case 18-137).

Dec 11, 2018 – The Planning and Zoning Commission recommended approval by a vote of 6-0, an SUP for indoor commercial amusement, axe throwing (Case 18-137).

REFERENCE:

<https://ecode360.com/39939092#39939078>

FISCAL IMPACT:

N/A

STAFF CONTACT:

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