



SUP Case 25-145

PRESENTED TO THE PLANNING AND ZONING COMMISSION – 6.24.25

EMILIO SANCHEZ, DEVELOPMENT SERVICES DEPUTY DIRECTOR

SUP - 138 N Wilson Street Ste A

Location:

- 138 N Wilson Street Suite A

Applicant:

- Robyn Reyna (Applicant)
- Deak Properties LLC (Owners)

Item for approval:

Zoning change from “C” Commercial to “C” Commercial with a Specific Use Permit for commercial indoor amusement for an escape room (Case 25-145)



Zoning

C, Commercial

Comprehensive Plan

Old Town



SUP - 138 N Wilson Street Ste A



THE CITY OF
BURLESON
TEXAS



SUP - 138 N Wilson Street Ste A

Proposed Exterior Renovations

Proposed Outdoor Patio Sketch and Description



Position:

- North Side of building along exterior wall
- Beginning after first bay door and extending to back of building

Dimensions:

- Length: 50 feet
- Width: 15 feet
- Wall Height: Approximately 6 feet (constructed from hog panels)
- Ceiling Height: 10 feet high, providing adequate clearance and openness

Flooring:

- Base layer of compacted gravel on smoothed dirt
- Weed barrier or landscape fabric layer
- Top layer of durable, outdoor-grade artificial turf

Walls:

- Hog panel construction around the entire perimeter (8 feet high)
- Panels supported by wooden posts spaced approximately every 8-10 feet
- Decorated with a combination of real and artificial plants:
 - Hanging plants along the top and middle sections
 - Large planters with lush foliage positioned at intervals along the interior base, enveloping the perimeter and creating a vibrant garden-like environment

Cover:

- Durable waterproof patio covering or metal roofing at 10 feet above ground level, providing shade and effective protection from rain and weather elements
- Structure supported by sturdy posts or beams at regular intervals along patio edges or center

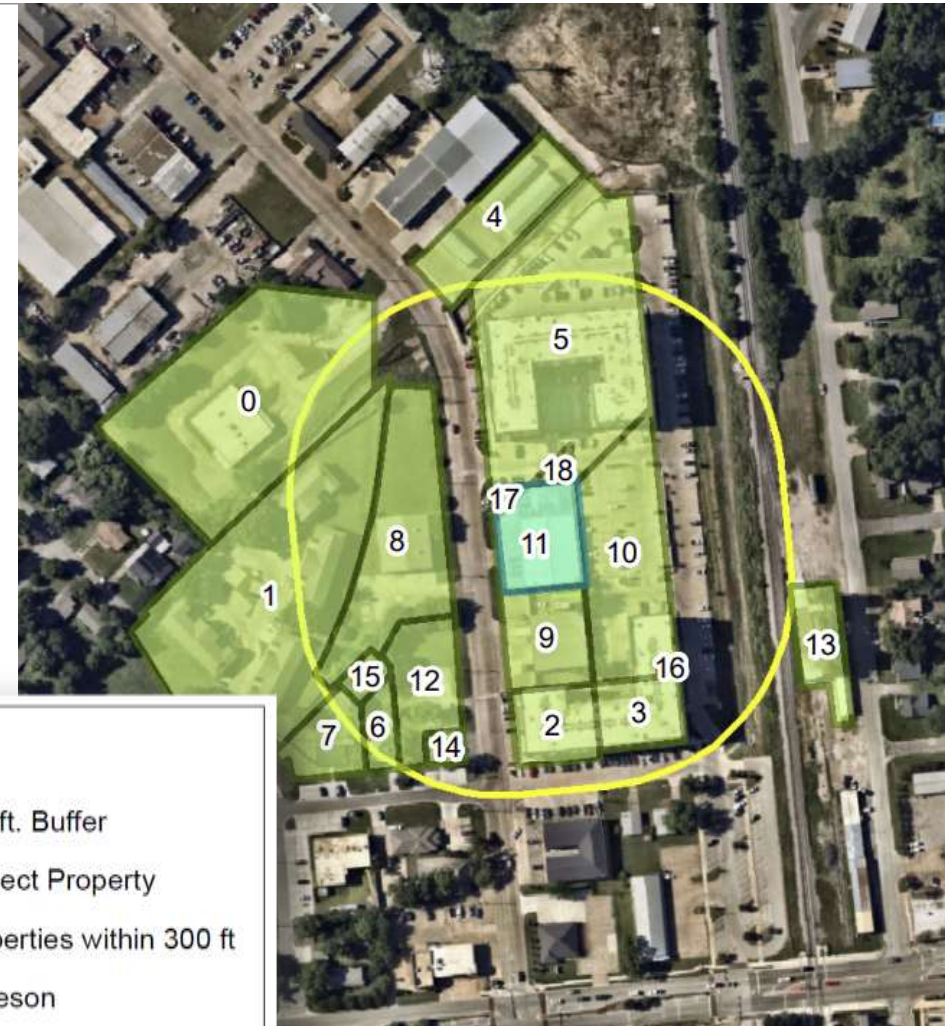
Access:

- Clearly defined entry and exit points included within hog panel perimeter for accessibility and safety compliance

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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 the newspaper.
- Sign Posted on the property.
- At this time staff has received no formal opposition



Legend

-  300 ft. Buffer
-  Subject Property
-  Properties within 300 ft
-  Burleson

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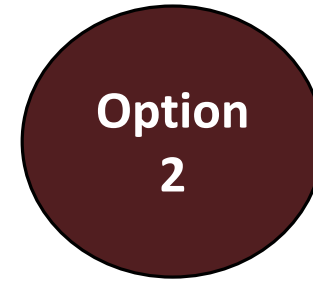
Staff Recommendation:

- Staff recommends approval of an ordinance for the zoning change request to “C, Commercial with a Specific Use Permit for commercial indoor amusement for an escape room (Case 25-145)
- Commercial Indoor Amusement use conforms with the Comprehensive Plan





Approve



Deny



Questions / Comments

Emilio Sanchez
Development Services Deputy Director
esanchez@burlesontx.com
817.426.9686