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## City Council Regular Meeting

**DEPARTMENT:** Development Services  
**FROM:** Tony McIlwain, Development Services Director  
**MEETING:** April 15, 2024

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**SUBJECT:**

Lumberyard at 137 S. Wilson Street (Case 24-041): Hold a public hearing and consider approval of a resolution for a commercial site plan amendment with a waiver to Section 132-115; Accessory building and structure yard regulations. (*First and Final Reading*) (*Staff Contact: Tony McIlwain, Development Services Director*) (*The Planning and Zoning Commission recommended approval unanimously*)

**SUMMARY:**

On February 5, 2024, an application was submitted by Derek Scheler (applicant), on behalf of Richard Nash (owner), for a commercial site plan with a waiver to allow for the installation of a detached accessory structure (concert stage) in front of the primary structure at 137 S. Wilson St.

The subject property has an existing outdoor patio area that is approximately 0.10 acre, with synthetic turf and picnic tables. The applicant would like to install a permanent outdoor stage in the patio area for live music. The rear yard is inaccessible as an outdoor patio due to the limited depth of the area as the existing kitchen and storage buildings for the Lumberyard Bar and Patio Grill.

According to the Zoning Ordinance Sec. 132-115 Accessory, building and structure yard regulations. Detached accessory structures shall be located in the area defined as the rear yard.

**RECOMMENDATION:**

Approval of a resolution allowing for the commercial site plan with waiver.

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

*April 9, 2024:* The Planning and Zoning Commission recommended approval by a unanimous vote.

**REFERENCE:**

<https://ecode360.com/39939366#39939366>

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

Tony McIlwain  
Development Services Director  
[tmcilwain@burlesontx.com](mailto:tmcilwain@burlesontx.com)  
817-426-9684