



AGENDA
HERITAGE PRESERVATION OVERLAY DISTRICT COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
OCTOBER 06, 2025
4:00 PM

The Heritage Preservation Overlay District Commission will hold a special meeting in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. CITIZENS FORUM

The Heritage Preservation Overlay District Commission invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Planning & Zoning Commission is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Commission deliberation is permitted. Each person will have 3 minutes to speak.

C. REGULAR SESSION

1. Discuss, consider, and possible action on the meeting minutes of October 07, 2024.
2. Discuss, consider, and possible action on approving a Conditional Use Permit regarding .2930 acres of land known as Lot 4R, Block 11, Original Town of Joshua, County of Johnson, Texas, locally known as 107 N. Main, Suite A, to allow for the use of an indoor Amusement Family Arcade.

D. ADJOURN

The Heritage Preservation Overlay District Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551.071 for private consultation with the attorney for the City.

Pursuant to Section 551.127, Texas Government Code, one or more commissioners may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. A quorum will be physically present at the posted meeting location of City Hall.

In compliance with the Americans with Disabilities Act, the City of Joshua will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 817/556-0603.

CERTIFICATE:

I hereby certify that the above agenda was posted on September 30, 2025, by 5:00 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



**Heritage Preservation
Committee Agenda
October 6, 2025**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a conditional use permit regarding .2930 acres of land known as Lot 4R, Block 11, Original Town of Joshua, County of Johnson, Texas, locally known as 107 N. Main, Suite A, to allow for the use of an indoor Amusement Family Arcade.

Background Information:

The property is platted and zoned (H) Heritage Overlay District.

Analysis:

The conditional use permit is to allow for the use of an indoor Amusement Family Arcade.

Purpose of Conditional use permit:

The purpose of the Conditional Use Permit is to allow for review of uses which would not be appropriate generally without certain restrictions throughout a zoning district, but which if controlled as to number, area, location or relation to the neighborhood would promote the health, safety and welfare of the community. Such uses include colleges and universities, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters and other land uses as specifically provided for in this ordinance. To provide for the proper handling and location of such conditional uses, provision is made for amending this ordinance to grant a permit for a conditional use in a specific location. This procedure for approval of a Conditional Use permit includes public hearings before the Planning and Zoning Commission and the City Council. The amending ordinance may provide for certain restrictions and standards for operation. The indication that it is possible to grant a Conditional Use Permit as noted elsewhere in this ordinance does not constitute a grant of privilege for such use, nor is there any obligation to approve a Conditional Use Permit unless it is the finding of the Planning and Zoning Commission and City Council that such a conditional use is compatible with adjacent property use and consistent with the character of the neighborhood.

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado

ACM

Staff recommends approval of the CUP.

Attachments:

1. Conditional Use Permit application
2. Development Standards
3. Vicinity Maps
4. Site, floor, elevation plans
5. Arcade Concept Plan
6. Vision of Duckie's Revenge



City of Joshua – Development Services
105 S Main St, Joshua, TX 76058 – (817) 558-7447 Ext: 2013

City of Joshua Development Services Universal Application

Please check the appropriate box below to indicate the type of application you are requesting and provide all information required to process your request.

- | | | |
|--|---|--|
| ☐ Pre-Application Meeting | ☐ Comprehensive Plan Amendment | ☐ Subdivision Variance |
| ☒ Conditional Use Permit | ☐ Zoning Variance (ZBA) | ☐ Amending Plat |
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Planned Development Detailed Plan |
| ☐ Replat | ☐ Planned Development Concept Plan | ☐ Site Plan |
| ☐ Minor Plat | ☐ Zoning Change | ☐ HPOD |
| ☐ Other _____ | | |

Project Information

Project Name: Duckie's Revenge
Project Address (Location): 107 N. Main St. Suite A Joshua, TX 76058
Existing Zoning: C-1 Restrictive Commercial Proposed Zoning: _____
Existing Use: N/A was a coffee/wine bar Proposed Use: Family Arcade
Existing Comprehensive Plan Designation: _____ Gross Acres: _____

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist located within the applicable ordinance and fee schedule for minimum requirements. Incomplete applications will not be processed.

Applicant Information

Applicant: <u>Douglas Hampton</u>	Company: <u>Duckie's Revenge</u>
Address: <u>3713 CR 801</u>	Phone #: <u>817-929-4646</u>
City: <u>Cleburne</u> State: <u>TX</u> Zip: <u>76031</u>	Email: <u>duckiesrev@gmail.com</u>
Property Owner: <u>100 maddox</u>	Company: _____
Address: _____	Phone #: _____
City: _____ State: _____ Zip: _____	Email: _____
Key Contact: _____	Company: _____
Address: _____	Phone #: _____
City: _____ State: _____ Zip: _____	Email: _____

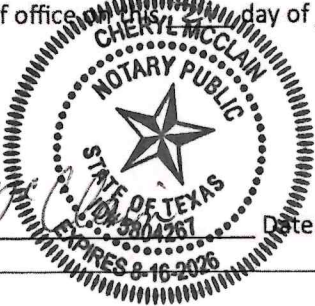
SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: Douglas Hampton D.H.
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Douglas Hampton
known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.
Given under my hand and seal of office _____ day of August 20 25

Cheryl McClain
Notary Public

Signature Cheryl McClain Date: 8-21-25



For Department Use Only

25-00650-01
Case No.: CU25-02
Project Manager: Douglas Hampton
Total Fee(s): 300.00 + 3,500.00
Check No.: 300.00 #1021
Date submitted: 8-18-25
Accepted By: em
Date of Completed App: 8-21-25

Development Standards

Proposed Plans for CUP Application – Duckie’s Revenge, LLC

Business Type: Indoor Amusement (Retro Arcade)

Location: 107 N. Main St. Suite A Joshua, TX 76058

Legal Description: Lot 4R, Block 11, Original Town of Joshua, City of Joshua County, Texas

Owner: 107 Main Street Properties, LLC - Kristoffer Maddox

Total Square Footage: 2,360 SF

Current Zoning District and Contiguous Properties: C-1 Restricted Commercial District

Duckie’s Revenge is a retro arcade concept designed to bring nostalgic, family-friendly entertainment to the City of Joshua. Our proposed location 107 N. Main St. Suite A will feature vintage arcades, pinball machines, and modern gaming consoles such as PlayStation and Nintendo Switch.

To operate this business in compliance with both city ordinances and TABC regulations, we are requesting a CUP to allow operation as a Commercial Indoor Amusement venue and as a Wine and Malt Beverage Retailer’s (BG) Permit holder (Beer and Wine only) under the Texas Alcoholic Beverage Code.

Proposed Use:

- Indoor family arcade featuring approximately 40 to 45 arcade and console gaming machines
- Beer and wine service under a TABC (BG) permit (no distilled spirits)
- Pre-packaged food available for purchase (e.g., chips, candy, pickles, cookies)
- Prepared food available for purchase (e.g., hot dogs, nachos, frito pie)

Interior Renovation & Site Plan:

- Move kitchen equipment to area behind the front bar location and add door to new kitchen area
- Convert back kitchen area for party room
- Paint interior walls
- Add electric outlets from already existing conduits
- Add extra restroom (see site plan)

Hours of Operation:

- Monday: Closed
- Tuesday – Thursday: 3:00 PM – 12:00 AM
- Friday: 3:00 PM – 2:00 AM
- Saturday: 12:00 PM – 2:00 AM
- Sunday: 12:00 PM – 12:00 AM

Signage:

We plan to add a sign above the awning of the property adhering to city regulations with permit approval. See picture of proposed sign. We are unsure of the exact dimensions at this time.

We are excited to contribute to the vibrant business community in downtown Joshua and provide a fun, safe space for families and adults alike. We respectfully request your approval of this Conditional Use Permit to operate Duckie's Revenge at 107 N. Main St. Suite A.

I hereby certify that, to the best of my knowledge, the information presented in the plans and supporting documents provides a reasonably accurate representation of the general nature and character of the proposals.

Douglas Hampton

Douglas Hampton, Owner of Duckie's Revenge

Date: 09/03/25

DUCKIE'S REVENGE ARCADE

107 N. Main St. Suite A

WINE

COFFEE

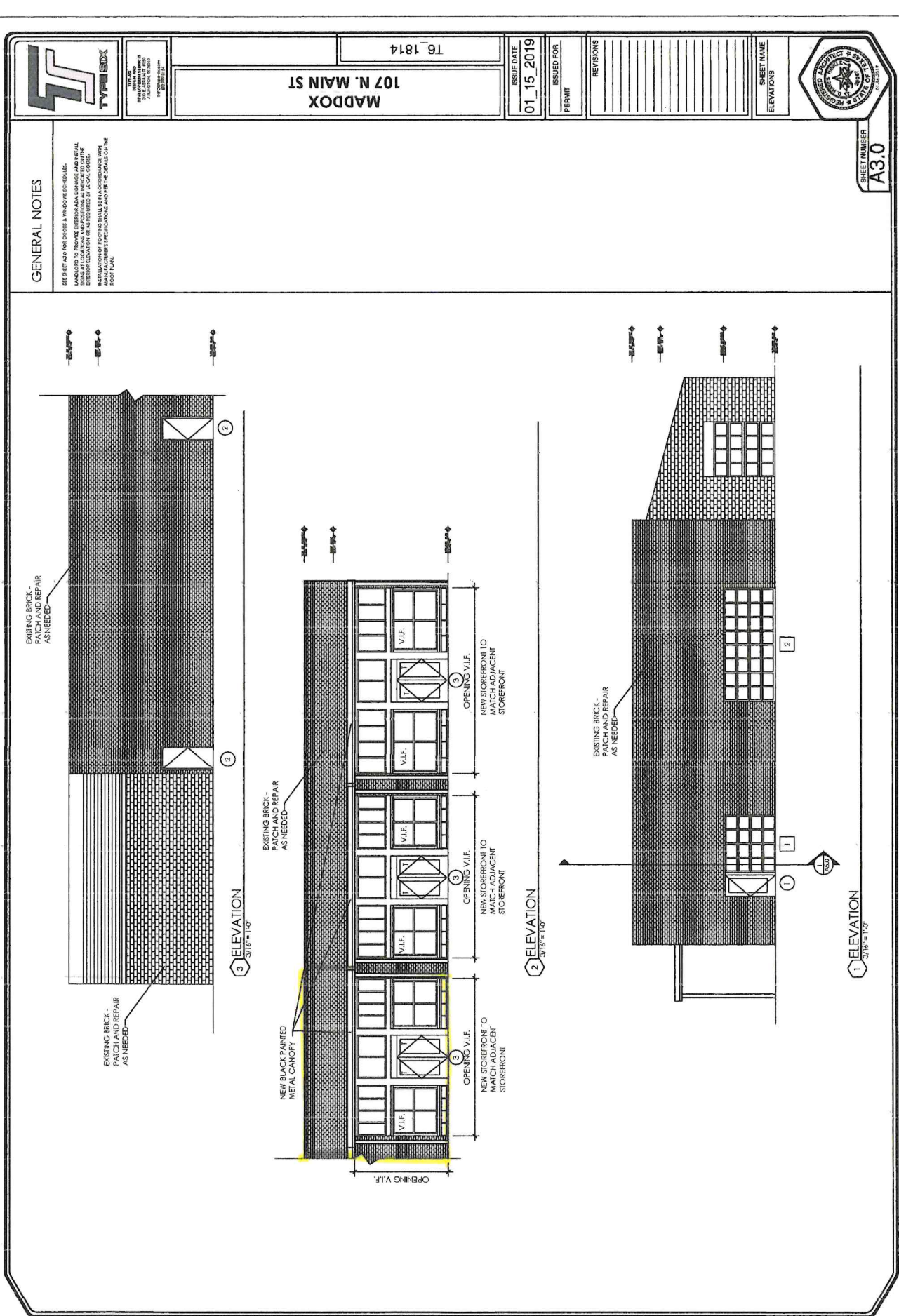
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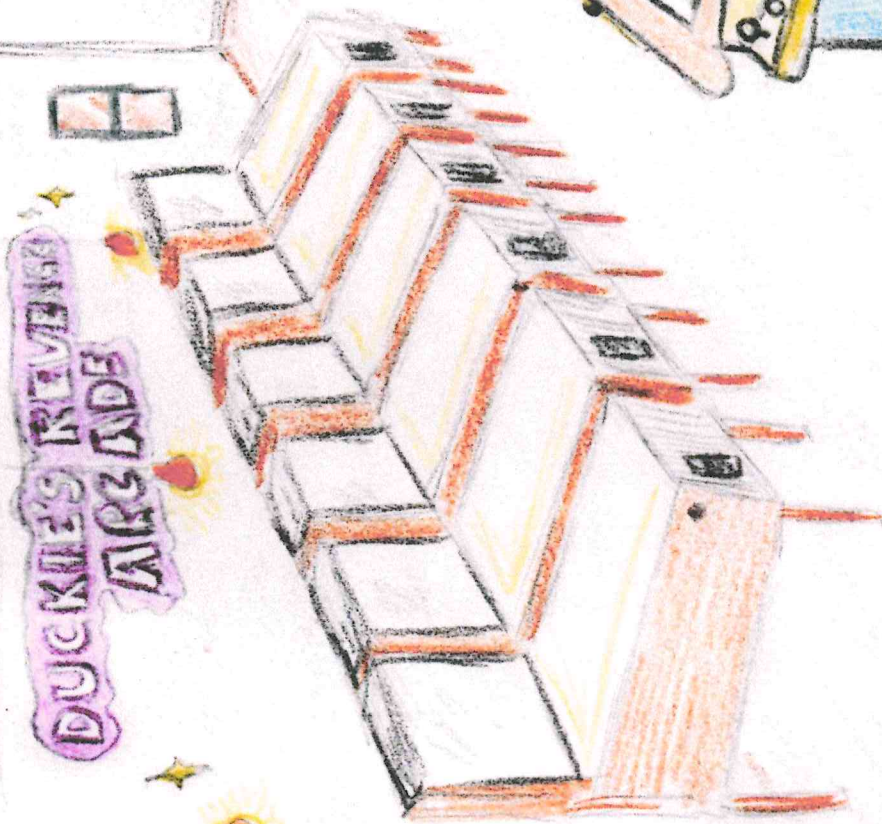
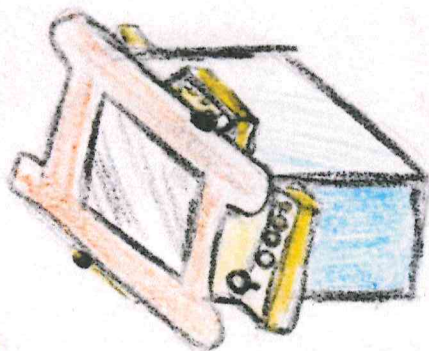
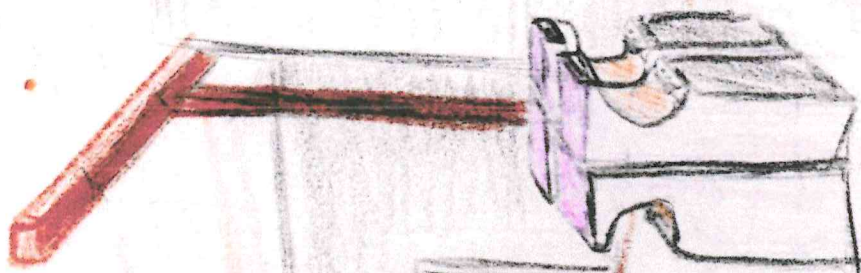
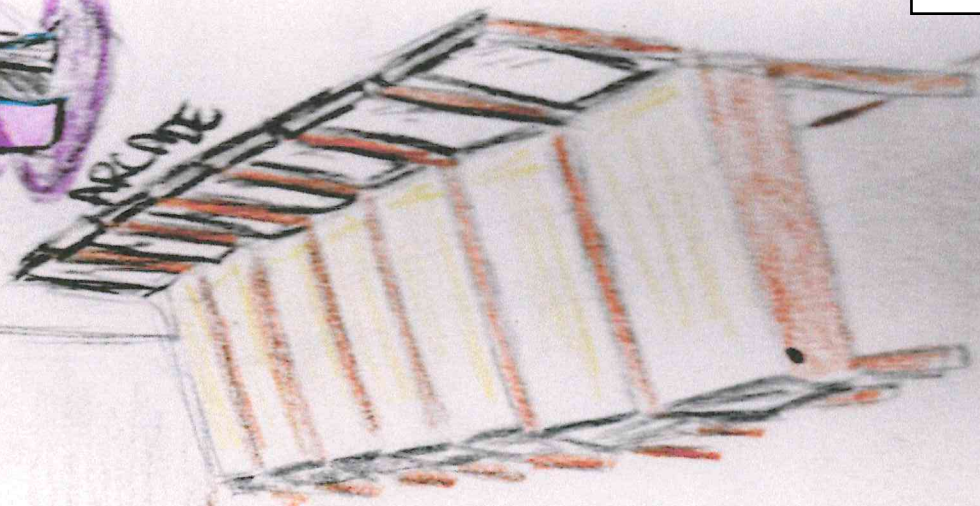


Item 2.









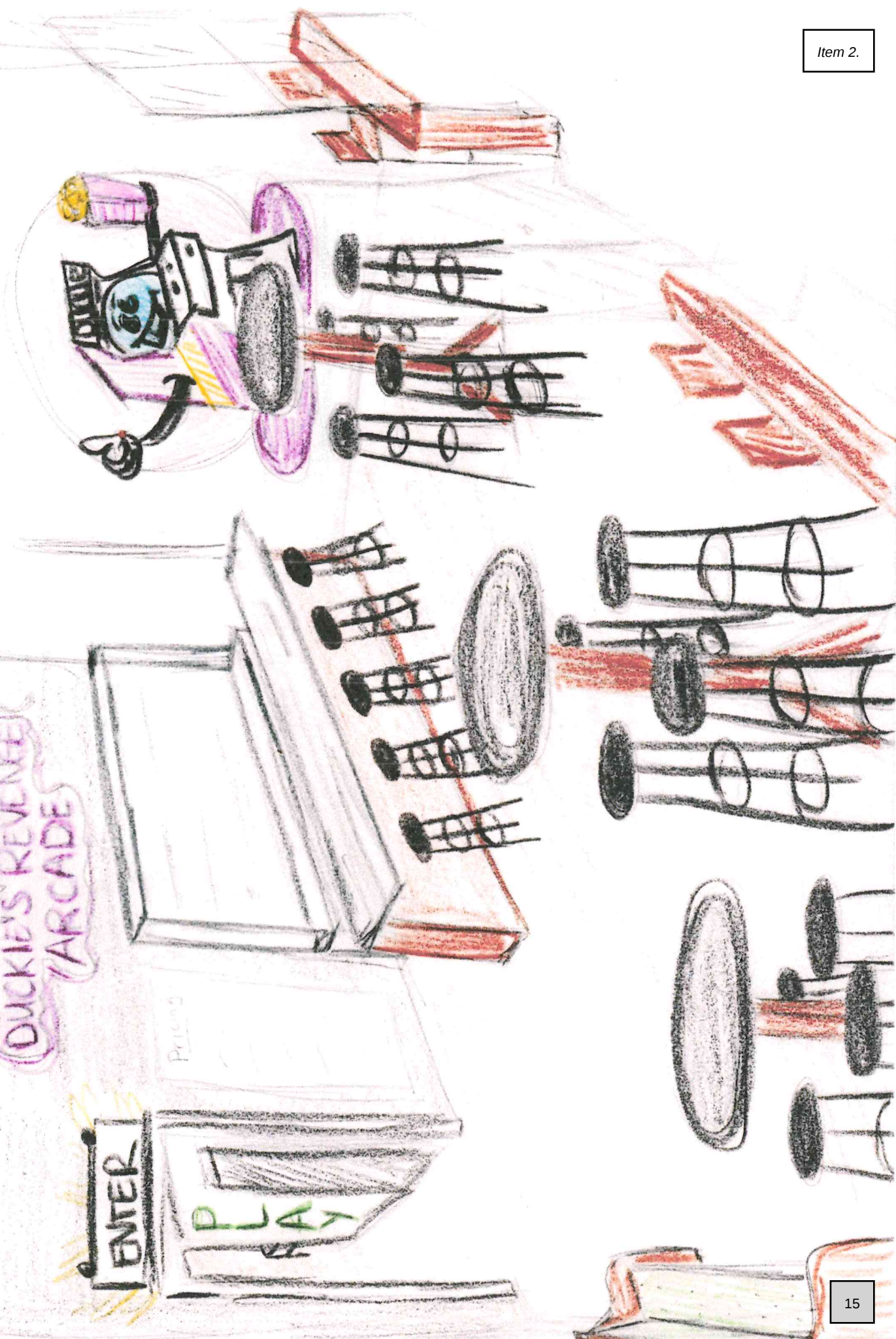
Entrance Bar Area Concept

DUCKIE'S REVENGE
ARCADE

ENTER

PLAY

Prizing





Duckie's Revenge

Retro Arcade

Duckie's Revenge, a family oriented retro arcade and game loun, aiming to bring a unique and nostalgic entertainment option to the heart of Downtown Joshua. Our proposed location at 107 N. Main St. Suite A is ideal for creating an inclusive, safe, and engaging environment for families, gamers, and casual visitors alike.

Our Vision

Duckie's Revenge is built on the idea of blending the charm of classic arcades with the accessibility and structure of modern gaming lounges. Much like today's popular golf simulator businesses, our model focuses on interactive entertainment centered around:

- Classic pinball machines
- Retro arcade cabinets
- Golden Tee machines
- Modern console gaming stations (Playstation 5, Nintendo Switch)

The Fusion of vintage and modern gaming experiences will appeal to a wide demographic. Parents introducing their kids to the games they grew up with, teens looking for a social place to play, and local gaming enthusiasts interested in tournaments and community events.





Family Friendly

We will be offering a unique entertainment option for Joshua community families while also being economically conscious with their budget.

- We will sell alcohol, beer and wine only, no liquor.
- Offer food and snacks and non-alcoholic beverages on site.
- Affordable party rental room for birthday or business parties



Community Engagement

Duckie's Revenge plans to host regular events open to the public in hopes to foster a sense of community while encouraging repeat visits from both locals and out of town guests.

- Pinball Tournaments
- Golden Tee Tournaments
- Retro games high score events

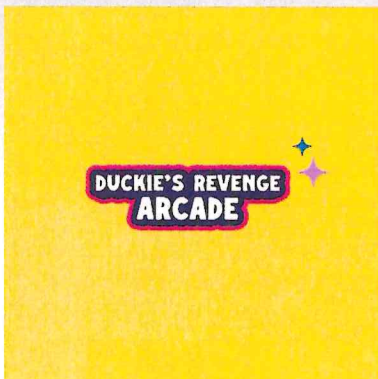


Pricing

Duckie's Revenge will offer affordable and flexible access to our retro arcade and gaming lounge. Day passes and monthly membership will be available for purchase online or in person, giving visitors flexibility and ease of access.

- Day Pass - \$15
- Monthly Membership - \$50

Proposed Business Hours (only 21 and Up After 9:00 P.M.)

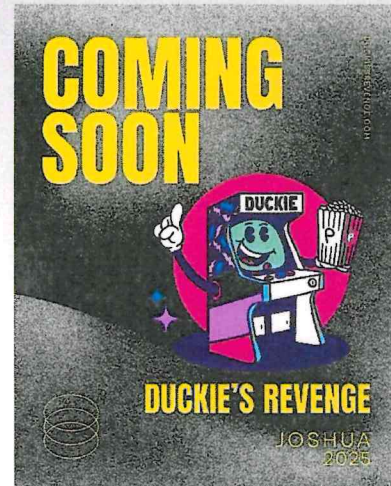


Days	Hours
Monday	Closed
Tuesday-Thursday	3:00 P.M. - 12:00 A.M.
Friday	3:00 P.M. – 2:00 A.M.
Saturday	12:00 P.M – 2:00 A.M.
Sunday	12:00 P.M. – 12:00 A.M.

Why Joshua?

Downtown Joshua is a growing, vibrant, and full of potential. We believe Duckie's Revenge will not only fill a unique niche in the local economy but will also serve as a fun, safe, and wholesome gathering spot that drives foot traffic to nearby businesses and helps solidify Joshua as a family-forward destination.

We are eager to work closely with city officials to ensure Duckie's Revenge aligns with all community standards and requirements. Thank you for considering our proposal to be part of Joshua's future.



Douglas Hampton

Brian Patterson

Howard Edge

817-929-4646

duckiesrev@gmail.com

www.duckiesrevenge.com