



AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
MAY 11, 2026
6:30 PM

The Planning & Zoning Commission will hold a 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 Planning & Zoning 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 AGENDA

1. Discuss, consider, and possible action on the March 2, 2026, meeting minutes.
2. Public hearing on a request for a conditional use permit regarding approximately 2.95 acres of land in the J. Minett Survey, Abstract 547, known as Lot 1, Block 1, Owl Village, City of Joshua, Texas, located at 613 N. Broadway St., to allow for the use of an Amusement, Commercial (indoor).
3. Discuss, consider, and possible action on approving a conditional use permit regarding approximately 2.95 acres of land in the J. Minett Survey, Abstract 547, known as Lot 1, Block 1, Owl Village, City of Joshua, Texas, located at 613 N. Broadway St., to allow for the use of an Amusement, Commercial (indoor).

D. ADJOURN

The Planning & Zoning 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 Commissioner 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 April 30, 2026, by 5:00 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
MARCH 02, 2026
6:30 PM

The Planning & Zoning Commission will hold a meeting in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Commissioner Gibson announced a quorum and called the meeting to order at 6:30 pm.

B. CITIZENS FORUM

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NA

C. REGULAR AGENDA

1. Discuss, consider, and possible action on the February 2, 2026, meeting minutes.

Motion made by Commissioner Purdom to approve the minutes as presented. Seconded by Commissioner Jenkins.

Voting Yea: Chair Gibson, Commissioner Torrez, Commissioner Purdom, Commissioner Jenkins

2. Discuss, consider, and possible action on approving a final plat regarding 4.989 acres of land known as Lots 1 and 2, Block 1, Omenson Acres situated in the William Miller Survey, Abstract No. 603, in the extraterritorial jurisdiction of the City of Joshua, Johnson County, Texas, located at 1301 CR 705.

Motion made by Commissioner Jenkins to approve the final plat as presented. Seconded by Commissioner Purdom.

Voting Yea: Chair Gibson, Commissioner Torrez, Commissioner Purdom, Commissioner Jenkins

D. ADJOURN

Commission Gibson adjourned the meeting at 6:33 pm.

Approved: May 11, 2026

ATTEST:

Brent Gibson, Chair

Alice Holloway, City Secretary



**Planning and Zoning Agenda
May 11, 2026**

Minutes Resolution

Action Item

Agenda Description:

Public hearing on a request for a conditional use permit regarding approximately 2.95 acres of land in the J. Minett Survey, Abstract 547, known as Lot 1, Block 1, Owl Village, City of Joshua, Texas, located at 613 N. Broadway St., to allow for the use of an Amusement, Commercial (indoor).

- A. Staff Presentation
- B. Owner’s Presentation
- C. Those in Favor
- D. Those Against
- E. Owner’s Rebuttal

Background Information:

HISTORY: The property is platted.

ZONING: This property is zoned (C1) Restricted Commercial District.

ANALYSIS: The conditional use permit is to allow for the use of an Amusement, Commercial (indoor).

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:

Only cost associated with the zoning change request is the publication expense and mailing of public hearing notices to property owners within 200 ft. as required by law. Public written notices sent out not less than 10 days before the P&Z public hearing and at least 15 days before the City Council public hearing.

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

Staff Recommends approval.

Prepared By:

Nora Fussner, Director of Economic Development



**P&Z Meeting Agenda
May 11, 2026**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a conditional use permit regarding approximately 2.95 acres of land in the J. Minett Survey, Abstract 547, known as Lot 1, Block 1, Owl Village, City of Joshua, Texas, located at 613 N. Broadway St., to allow for the use of an Amusement, Commercial (indoor).

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City Contact and Recommendations:

Aaron Maldonado, ACM

The proposed use complies with Section 5.2 Permitted Use Table of Joshua's Code of Ordinance.

Prepared By:

Nora Fussner, Director of Economic Development

Attachments:

- 1) Application
- 2) Dart Strike Arena Business Plan
- 3) Vicinity Map
- 4) Publication Notice



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
- 300 Conditional Use Permit**
- Preliminary Plat
- Replat
- Minor Plat
- Other
- Comprehensive Plan Amendment
- Zoning Variance (ZBA)
- Final Plat
- Planned Development Concept Plan
- Zoning Change
- Subdivision Variance
- Amending Plat
- Planned Development Detailed Plan
- Site Plan
- HPOD

Project Information

Project Name: Dart strike arena
 Project Address (Location): 143 N Broadway St
 Existing Zoning: C-1 Proposed Zoning: Amusement commercial Indoor
 Existing Use: Retail-sewing shop Proposed Use: Indoor vert arena
 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

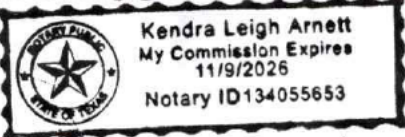
Applicant: Chelsea Brashear Company: _____
 Address: _____ Phone #: _____
 City: _____ State: TX Zip: _____ Email: _____
 Property Owner: JML Investments Company: Jimmy James Lemons
 Address: 344 SW Wilshire Blvd Suite I-102 Phone #: _____
 City: Burleson State: TX Zip: 76028 Email: _____
 Key Contact: _____ Company: _____
 Address: _____ Phone #: _____
 City: _____ State: _____ Zip: _____ Email: _____

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

SIGNATURE: Chelsea Brashear
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Chelsea Brashear
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 on this 26th day of March 20 26

Kendra Arnett
Notary Public



Signature Kendra Arnett Date: 3/26/26

For Department Use Only

26-00245-01
Case No.: CU26-01
Project Manager: _____
~~\$ 2,500.00~~
Total Fee(s): 300.00
Check No.: 1001
Date submitted: 3/27/26
Accepted By: em
Date of Completed App: _____

Business Plan: *Dart Strike Arena*

Indoor Nerf Arena & Party Venue

1. Executive Summary

Business Concept:

An indoor, Nerf arena where guests of all ages can engage in safe, organized foam dart battles, and families can host high-energy birthday parties and group events. The facility will operate primarily as a party destination, with additional revenue from open play, rentals, concessions, and add-ons (like themed décor or glow upgrades).

Business Name: *Dart Strike Arena*

Location Target: 613 N Broadway St, Joshua, Texas 76058
LOT 1, BLOCK 1 | OWL VILLAGE

Currently Zoned: C-1

Proposed Zoning: Amusement commercial indoor with conditional use permit

Dart Strike Arena will operate as a family-friendly entertainment destination that provides a safe, organized, and memorable experience for children and guests of all ages.

2. Company Description

Dart Strike Arena is an indoor Nerf entertainment venue created to deliver structured, immersive gameplay and stress-free birthday party experiences in a safe, climate-controlled environment. The business specializes in fully hosted events that allow parents to enjoy the celebration while trained staff manage gameplay, equipment, pacing, and party flow.

The facility features a Nerf battlefield with obstacles, designated game zones, and glow-style lighting, along with dedicated party rooms for food, cake, and gift-opening. All equipment including Nerf blasters, darts, and safety gear is provided. Games are supervised by trained staff to ensure safety, organization, and a positive guest experience.

The primary target market is families with children ages 5–14 booking birthday parties. Additional offerings include open play sessions during school breaks, school and youth group bookings, corporate and team-building events, and private facility rentals. Dart Strike Arena operates on a reservation-driven model that prioritizes private parties and structured gameplay over unstructured walk-in traffic.

Dart Strike Arena is structured as a Limited Liability Company (LLC) and will operate year-round, with peak business occurring on weekends, school holidays, and during summer months. Revenue is generated primarily through party packages, with supplemental income from open play admissions, concessions, merchandise, and party upgrades.

The company's mission is to provide a safe, engaging, and highly organized entertainment experience that encourages active play, teamwork, and celebration while delivering exceptional service and convenience for families.

3. Management & Organization

Dart Strike Arena is owned and operated by **Chelsea Brashear**, a seasoned children's entertainment entrepreneur with a proven track record in business development, hospitality operations, and community-focused venues.

Ms. Brashear graduated **cum laude from Texas Christian University in 2017**, earning a Bachelors of Science in **Criminal Justice**, and holds a **certification in Conflict Resolution Mediation**. Her academic and professional background supports strong leadership, structured decision-making, and effective people management—critical skills in guest-facing, safety-focused entertainment environments.

Chelsea's entrepreneurial experience includes the successful launch and operation of multiple businesses, beginning with **Recess Time Indoor Playground**, a children's indoor playground and entertainment facility in Burleson, Texas. Recess Time quickly became a trusted and well-known destination for families in the community, demonstrating her ability to identify market demand, build customer loyalty, and operate a safe, engaging entertainment venue for children.

With a professional background spanning **luxury hospitality, business development, and venue operations**, Ms. Brashear served as a Senior Operations Manager at Hotel Drover in Fort Worth, Texas, where she led a team of over 150 employees and earned prestigious recognition for delivering exceptional, award-winning hospitality. She was also nominated as one of Tarrant County's top leaders by the Tarrant County Hotel Association.

Chelsea brings extensive hands-on expertise in team leadership, customer experience systems, event coordination, and day-to-day facility operations. Her proven success in launching and scaling entertainment concepts positions Dart Strike Arena for strong operational execution and long-term, sustainable growth.

Dart Strike Arena will operate under a streamlined organizational structure, with ownership oversight provided directly by Ms. Brashear. As the business grows, additional

management will be added to support arena operations, party coordination, and guest services. This structure allows for hands-on leadership during initial operations while maintaining scalability for future expansion.

4. Market Analysis

A. Industry Overview

- **Experience-Based Entertainment Growth:**
Consumers are increasingly spending on experiences over material goods, particularly for children and family outings. Similar facilities (laser tag, bowling, entertainment centers) have seen demand growth tied to group events and parties.
- **Existing Competitors:**
 - *Nerfies* located in Plano, Texas – Glow-in-the-dark Nerf arena offering birthday parties, open play, and special events. Known for immersive themed arenas and inclusive party packages.
 - *FortWars* located in Fort Worth, Texas- Soft play style nerf wars and imaginative fort building offering birthday parties, open play, and special events.
 - *Ally Cats* located in Burleson, Texas- Large scale multi attraction family entertainment center that offers bowling, laser tag, arcade games, birthday parties, open play, and more.
 - *Mobile Nerf party* providers (e.g., backyard setups) exist but lack a permanent venue and themed environment.
- **Target Market Segments:**
 - Primary: Families with children (ages 5–14) booking birthday parties.
 - Secondary: Teens/young adults, corporate group/team-building events, school outings, and adult parties.

B. Demographic & Geographic Demand

Ideal location profiles include areas with:

- High population density of families with children.
- Moderate to high household income (willingness to pay for premium experiences).
- Nearby schools and community centers for weekday bookings
- Future growth and neighborhood expansions

Joshua

- Average household income: **\$81,180**
- **28.7%** of households have a child under the age of 18

Burleson

- Average household income: **\$93,928**

- **28.8%** of households have a child under the age of 18

Cleburne

- Average household income: **\$70,656**
- **26.5%** of households have a child under the age of 18

Godley

- Average household income: **\$93,182**
- **29%** of households have a child under the age of 18

Crowley

- Average household income: **\$92,599**
- **26%** of households have a child under the age of 18

C. Competitive Advantage

- **Unique Selling Proposition (USP):** Glow-in-the-dark, immersive themed arenas with a party-focused operations model. Referee led games.
- **All-inclusive party packages:** Equipment, arena time, party space, basic décor, dedicated party host and food coordination support.
- **Broad appeal:** Suitable for kids, teens, adults, and corporate groups.

5. Products & Services

Core Services

- **Birthday Party Packages**
All-inclusive party experiences lasting 2–3 hours, featuring arena gameplay, blasters, safety gear, unlimited darts, a dedicated party space fully set up with tables and chairs, a dedicated party host to help service the party from start to finish, options for pizza purchase for delivery,
- **Open Play Sessions**
Open Play will align with local school district schedules and be offered during Spring Break, Thanksgiving Break, Christmas Break, and Summer Break. These walk-in sessions allow individuals and small groups to jump into fast-paced Nerf games without a private birthday party booking.
- **Special Events & Group Bookings**
Custom experiences for corporate team-building, school field trips, adult glow nights, themed events, and fundraising opportunities.
- **Add-Ons & Upsells**
 - Themed decor packages
 - Upgraded nerf packages
 - Glow-in-the-dark arena & accessories
 - Private Arena Access

- Concession sales (pre-packaged shelf-stable snacks and shelf-stable beverages)
 - Coordinated pizza delivery for birthday parties
 - Retail Merchandise
-

6. Marketing & Sales Strategy

Digital & Local Marketing

- *Website with Online Booking:* Easy scheduling system drives direct reservations.
- *Social Media Presence & Ads:* Target local parents on Facebook/Instagram with video reels and photos of parties in action.
- Professional videographer, drone, & still shots of active birthday parties.
- *SEO & Local Listings:* Rank for terms like “nerf birthday party,” “kids party venue,” and “indoor nerf arena.”
- *Partnerships:* Surrounding schools such as JISD, BISD, CISD, GISD, community centers, youth sports leagues, and local businesses for cross-promotion and fundraising nights.

Promotions & Loyalty

- Birthday club email list with discounts.
 - Weekday promo rates to fill slower slots.
 - Referral incentives for repeat customers.
-

7. Facilities & Layout

Facility & Layout

- Total square footage: 6,500sq ft
- General Arena Space: 3,000 sq ft of glow-in-the-dark battle fields with obstacles.
- Private Party Room: 200sqft
- General Party Rooms: Several party areas for food, cake, and gifts.
- Lobby/Reception: Check-in, waivers, admissions, and merch display.
- Armory: safety goggles, nerf blasters, and optional pinnies
- Concessions Area: Snacks, drinks, and birthday essentials.
- Women’s bathroom: 4 private stalls, 1 ADA compliant stall, 4 sinks, baby changing station
- Men’s bathroom: 2 urinals, 1 ADA compliant stall, 3 sinks, baby changing station
- Vestibule: 200 sqft

- Parking Lot: 2 handicap ADA accessible designated spaces
- 2 Emergency Exits equipped with alarms
- 2 Entrance/Exit door

Equipment

- Nerf blasters in various sizes and models
- Safety goggles and protective gear
- Glow/laser lighting system & themed decorations
- Scoreboards and timers (optional for games)
- PA system for announcements
- Audio system for music
- Arena props

8. Pricing & Revenue Streams

Pricing Overview (Example)

- **Basic Party (10 players):** \$350
 - Upgraded nerf gun package: +\$70
 - Additional party host: +\$50
- **Mid-Tier Party (15 players):** \$500
 - Upgraded nerf gun package: +\$90
 - Additional party host: +\$50
- **Private Rental of Facility (up to 40 participants)**
 - Friday: \$2,000
 - Saturday: \$3,000
 - Sunday: \$2,000

Note: The private arena is limited to a first come first serve basis.

Optional Upgrades

- Additional hour: +\$200
- Additional party host: +\$50
- Hype chain: \$40

Revenue Streams

1. Party Bookings (High Margin)
2. Open Play Admissions (summer & school breaks only)
3. Concessions Sales
4. Add-On Upgrades
5. Merchandise

Party Room #1

Friday				6pm-8pm	8:30pm-10:30pm
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Saturday	10am-12pm	12:30pm-2:30pm	3pm-5pm	5:30pm-7:30pm	8:30pm-10:30 pm
Sunday	10am-12pm	12:30pm-2:30pm	3pm-5pm	5:30pm-7:30pm	

Party Room #2

Friday				6pm-8pm	8:30pm-10:30 pm
Saturday	10am-12pm	12:30pm-2:30 pm	3pm-5pm	5:30pm-7:30 pm	8:30pm-10:30 pm
Sunday	10am-12pm	12:30pm-2:30 pm	3pm-5pm	5:30pm-7:30 pm	

9. Financial Summary & Projections

Startup Costs

- Property improvements & city permitting
- Lease securing
- Arena build-out
- Nerf equipment and safety gear
- Lighting/ambience systems
- Booking software and POS
- Initial marketing launch
- Exterior signage

Profit Drivers

- Strong party booking cadence
- Effective marketing targeting parents
- Additional revenue from concessions and add-ons

Profit Strategy: Prioritize group bookings, maximize weekday capacity with promotions, and enhance customer retention through online booking and loyalty engagement.

10. Risk & Mitigation

Common Risks

- Seasonal fluctuations in bookings
- Unexpected build-out costs
- Competition and pricing pressure

Mitigation

- Diversify event types (corporate, adult, school groups)
- New theme arena launch ever quarter
- Flexible pricing tiers and weekday discounts
- Strong community outreach and partnerships

11. Implementation Timeline

April 7- Fire suppression radio installed

April 20-27- POS beta testing

May 1-May10- POS system goes live on website and punch pass sale begins.

May 4- Open birthday party reservations online

May 4- Planning & Zoning meeting

May 11-17- Begin interviewing and hiring staff

May 11-17- Flash sale for admission

May 14- Pest control

May 18-May 20 -- offsite staff training

May 18-May 24 -- Flash sale on memberships. Giveaway contest.

May 21- City council meeting

May 21- Last day of JISD school year

May 22-May 24 -- Begin building, moving in, organizing, and setting up.

May 23- Apply for CO/fire and schedule walk for 25th or 26th

May 25 or 26- CO and fire walk (date not confirmed)

May 26- Security Camera install

May 26- Parking lot sweep & clean. Power wash front patio

May 27 or 28- Open for business. If delayed, we will move opening to 6/1

June 1- Oncor to activate street sign meter

June 17- Grand opening celebration

June 17-June 19- Grand opening celebration sale

Business signage install- TBD

12. Safety & Security

Emergency Exits

- (1) located at the back south side of the building
- (1) located at the back west side of the building
- Both doors will be equipped with an alarm that will sound upon opening.
- The master key will be held by the manager on duty.
- Entrance doors will not be accessible from the exterior of the building

Entrance/Exit

- There is 1 entrance and 1 exit door situation at the front of the building located inside the vestibule. These will be the primary entrance that guests will use to enter the facility.

Arena Operations

- Referee onsite to assist games and ensure guest safety protocols are being enforced at all times.
- All participants must attend a 5-10 min safety course for safe play PRIOR to entering the arena
- No blasters are permitted outside of the arena
- No outside blasters or ammo will be permitted in the facility
- Close toed shoes are required to play

Game Play Rules

- NO shots above the shoulders
- DO NOT shoot an unarmed person
- NO shooting while reloading
- Eye protection REQUIRED while in the arena
- If you hear a whistle then STOP immediately
- DO NOT SHOOT THE REFeree!
- NO physical contact at any time

- Play fair. NO cheating. If you are out, you're out
- DO NOT climb or hang on the netting or equipment
- Blasters are NOT permitted outside the arena
- NO outside blasters or darts allowed at any time
- NO food or drinks in the arena
- Game stops immediately for any injuries
- ONLY participants with a wristband are allowed in the arena
- Be respectful of all participants in the arena
- NO profanity
- Closed toed shoes must be worn in the arena

Friday & Saturday Operations

Off duty officer will be scheduled from 8pm-10:30pm as an added safety and security measures

Security Cameras

Twelve security cameras will be installed throughout the facility and monitored on site and remotely

13. Appendix

Site Plan

Building Plan

Site Survey

Operations Plan

Operations Plan

Dart Strike Arena

Chelsea Brashear-Owner
613 N. Broadway Street
Joshua, Texas 76058

1. Overview of Operations

Dart Strike Arena is an indoor, staff-supervised recreational facility offering structured, team-based dart blaster experiences. All activities occur within a controlled, enclosed environment and are managed through scheduled sessions, private bookings, and organized events.

The facility is designed to provide a safe, family-friendly atmosphere with a strong emphasis on supervision, organization, and customer experience.

2. Hours of Operation

Dart Strike Arena's hours of operation will mimic the JISD school calendars

(In-Season)

May-August operating hours will generally be:

- Sunday – Wednesday: 10am-9pm
- Thursday - Saturday Friday: 10am-10pm

**Thanksgiving break, Christmas break, Spring Break will follow these operating hours*

(Off-season)

September - April operating hours will generally be:

- Monday – Wednesday: Closed
- Thursday - Saturday: 10am - 10pm
- Sunday - 10am - 9pm

Hours may be extended slightly for private events; however, operations will remain consistent with typical commercial business hours and will not extend into late-night activity.

3. Staffing Structure

Dart Strike Arena will maintain adequate staffing at all times to ensure safe and efficient operations. Key roles include:

Event Captain / Supervisor

- Oversees all daily operations, staff coordination, and customer experience.

Arena Marshals (Game Supervisors)

- Manage gameplay, enforce rules, monitor safety, and guide participants during sessions.

Party Hosts

- Coordinate birthday parties and group events, ensuring smooth transitions and guest satisfaction.

Support Crew / Front Desk

- Handle check-in, waivers, scheduling, and customer service.

Arena Cantina

- Manage food and beverage service (prepackaged items only).

Staffing levels will scale based on occupancy and seasonal operating hours, with additional personnel scheduled during peak hours such as weekends and events.

Off-duty Police Officer: An off-duty officer with the Johnson County Sheriff's department will be hired for Friday-Saturday evenings from 8pm-10pm for enhanced safety precautions.

4. Customer Flow & Capacity Management

All participants will follow a structured process:

1. Check-In & Waiver Completion

Guests check in at the front desk, complete required waivers prior to participation, and complete their payment transaction. Guests will receive a colored wrist band that will correspond with the daily schedule for the day.

2. Safety Briefing

All participants receive a mandatory safety orientation before entering the arena. Once the safety briefing is complete, participants will receive their safety goggles and nerf gun. Nerf blasters are to remain inside the arena or armory at all times. Nerf guns are not permitted outside of the arena at any time. No outside blasters or ammo are permitted in the building. All blasters will be bright colored and non-realistic.

3. Scheduled Gameplay Sessions

Gameplay occurs in designated time blocks to control capacity and prevent overcrowding.

4. Supervised Arena Play

Arena Marshals actively monitor all activity, ensure safe play, host games, and enforce safety rules.

5. Post-Game Transition

Once Arena Marshal calls wristband color, participants with corresponding wrist band color will return their nerf blaster and eye protection to the armory upon departure.

ROLLER SOFTWARE

Dart Strike will utilize a comprehensive programming software that will assist with ensuring operations is remaining under capacity and preventive measures have been programmed to prevent additional admission purchases until occupancy has reached adequate levels per city code

This structured flow ensures controlled occupancy and a consistent, safe experience.

5. Safety Protocols

Safety is a core component of Dart Strike Arena operations. The facility will implement:

- **30.06 and 30.07 | NO HANDGUNS PERMITTED ON PREMISE**
- No outside blasters or ammo is permitted
- Mandatory eye protection for all participants in the arena
- Clearly defined gameplay rules and boundaries with signage postage throughout the facility
- Arena Marshall supervises all arena activities to ensure safety protocols are being upheld
- Age-appropriate gameplay groupings when necessary
- Immediate staff intervention for unsafe behavior
- Automatic blasters will be mounted and locking mechanism to prevent point blank shots
- All equipment used is foam-based and designed for safe recreational use and will be inspected daily.
- Off-duty officer on Friday-Saturday evenings from 8pm-10pm
- Guests that are intoxicated or under the influence will be denied entry into the facility and/or asked to leave.

Staff will be trained in:

- Conflict resolution
- Emergency response procedures
- General first aid awareness (as applicable)

Dart Strike Arena's age limit to play is 5 years old and older.

6. Crowd Control & Supervision

Dart Strike Arena operates on a reservation and session-based model, which allows management to:

- Control the number of participants at any given time
- Prevent overcrowding
- Maintain appropriate staff-to-guest ratios
- Ensure all activity remains organized and supervised

Unsupervised loitering is not permitted. Guests are either:

- Actively participating in a session
- Attending a scheduled event
- Accompanied within designated areas

- Accompanying a guest with a disability

Children under the age of 18 must be accompanied with a legal guardian at all times and cannot be left alone at the facility for any period of time

7. Parking & Traffic Management

Traffic flow is managed through staggered scheduled bookings, with peak periods occurring during evenings and weekends. No large-scale event traffic or continuous high-volume turnover. There are 2 points of entry/exit to the parking lot from HWY 174 and a potential entry/exit placed at the back of the property leading to N Main Street if congestion occurs.

Operational strategies include:

- Staggered session start times
- Reserved party scheduling
- Controlled occupancy limits

These measures reduce congestion and ensure parking demand remains consistent with typical commercial uses.

There are 2 designated handicap parking spots with ADA accessible ramps for compliance.

Overall, the proposed use is expected to have manageable and predictable traffic patterns.

8. Noise, Lighting & Impact Mitigation

All activities take place inside an enclosed building, minimizing any external impact. Dart Strike Arena does not include: outdoor gameplay, exterior speakers or amplified sound, late-night outdoor gatherings. No outdoor congregation areas that would create disturbances.

No outdoor speakers or amplified sound will be installed. Noise generated inside the facility is contained within the structure and is not expected to impact surrounding properties.

Exterior lighting will comply with city standards and minimize spillover. All exterior lighting is marked on the property survey

9. Disability + Accessibility

Guest(s) with disabilities will be accommodated, as appropriate. A caretaker for a disabled participant will not be charged admission to assist in the arena. A caretaker will not be authorized to play without a paid participant admission ticket.

The arena is designed to be inclusive to all participants with adequate egress to move throughout the arena. The facility is ADA accessible throughout.

9. Food & Beverage Service

The facility will offer a limited concessions area consisting of:

- Pre-packaged | Shelf stable | No-prep snacks
 - Chips, candy, cookies, fruit snacks, trail mix, etc
- Non-alcoholic beverages
 - Water, soda, tea, energy drinks, juice, gatorade, etc
- Party food service will be delivered by a local business
 - Pizza ONLY
- No alcohol will be served or allowed on-site at any time.

Food service is secondary to the primary recreational use and is designed to support events and guest experience. No outside food or beverage allowed besides water

10. Maintenance & Cleanliness

The facility will be maintained to high standards of cleanliness and safety, including:

- Routine disinfection and cleaning between sessions
- Daily sanitation of common areas, goggles, blasters, and pinnies
- Daily inspection of equipment and arena props
- Prompt repair or replacement of damaged equipment. If repairs are lengthy, the prop will be decommissioned until deemed safe again.
- Hourly bathroom checks for cleanliness and product stock

11. Security Measures

To ensure a safe environment, Dart Strike Arena will implement:

- Netting that will be secured around the arena to protect non-participants from stray darts without impacting installed fire suppression systems
- Staff presence in all activity areas
- Controlled entry and exit points to the arena to prevent blasters and ammo leaving the arena area
- Monitoring of guest activity throughout the facility through 12 security cameras that record and store on a designated hard drive.
- Immediate response to any disruptive behavior
- Alarmed and lighted emergency exits
- 4 emergency lights

Law enforcement assistance will be utilized

- If there is a physical altercation or abuse witnessed
- Any weapons are brought on property
- An individual that refuses to leave after being asked by management

- if ever necessary, though operations are designed to prevent such situations.

This is not an exhaustive list. Each situation will be assessed individually to determine if law enforcement is needed

12. Fire Safety Measures

The facility is equipped with:

- A robust fire suppression system
- Fire suppression activation pull
- Extinguishers are placed at all entry points to the building. Extinguishers will be inspected according to Fire Marshall
- Smoke detectors placed throughout the building
- An emergency exit safety route plan
- Fire Hydrant is located on the east side of the building along the property line

13. Community-Oriented Operations

Dart Strike Arena is designed to serve the local community by offering:

- Creates a safe, local entertainment option for families and youth
- Organized youth activities
- Provides a venue for birthday parties, team events, and group gatherings
- Youth & adult leagues and tournaments
- A safe, structured alternative to unsupervised recreation
- Partnerships with local schools for community service initiatives
- Encourages community engagement and social interaction
- Contributes to local economic activity and job creation

13. Conclusion

The operational model of Dart Strike Arena is highly structured, staff-supervised, and designed to minimize impact while maximizing safety and community value. Through controlled scheduling, clear safety protocols, and proactive management, the facility will operate in a manner fully compatible with surrounding commercial uses.

Dart Strike Arena is a low-impact, high-value recreational use that aligns with the City of Joshua's community goals for safe, family-oriented development.

For these reasons, approval of this Conditional Use Permit is respectfully requested.



DART STRIKE ARENA, LLC
PREPARED BY CHELSEA BRASHEAR (OWNER)
613 N BROADWAY ST., JOSHUA, TEXAS 76058
LOT 1. BLOCK 1. OWL VILLAGE
CURRENTLY ZONED: C-1
PROPOSED: AMUSEMENT COMMERCIAL INDOOR WITH CONDITIONAL USE PERMIT

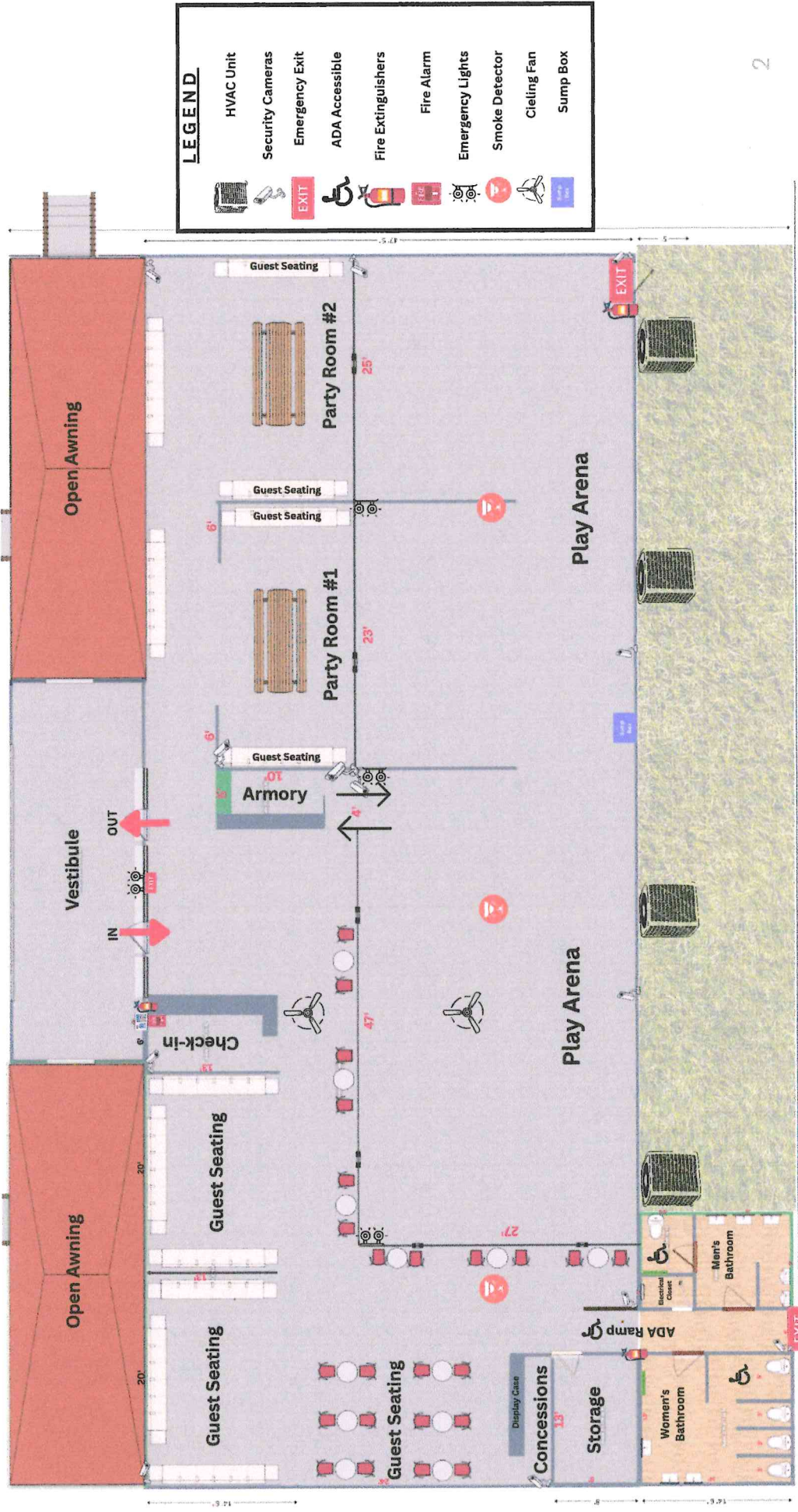
MARCH 20, 2026 1

Dart Strike Arena

613 N Broadway St. Joshua, Texas 76058

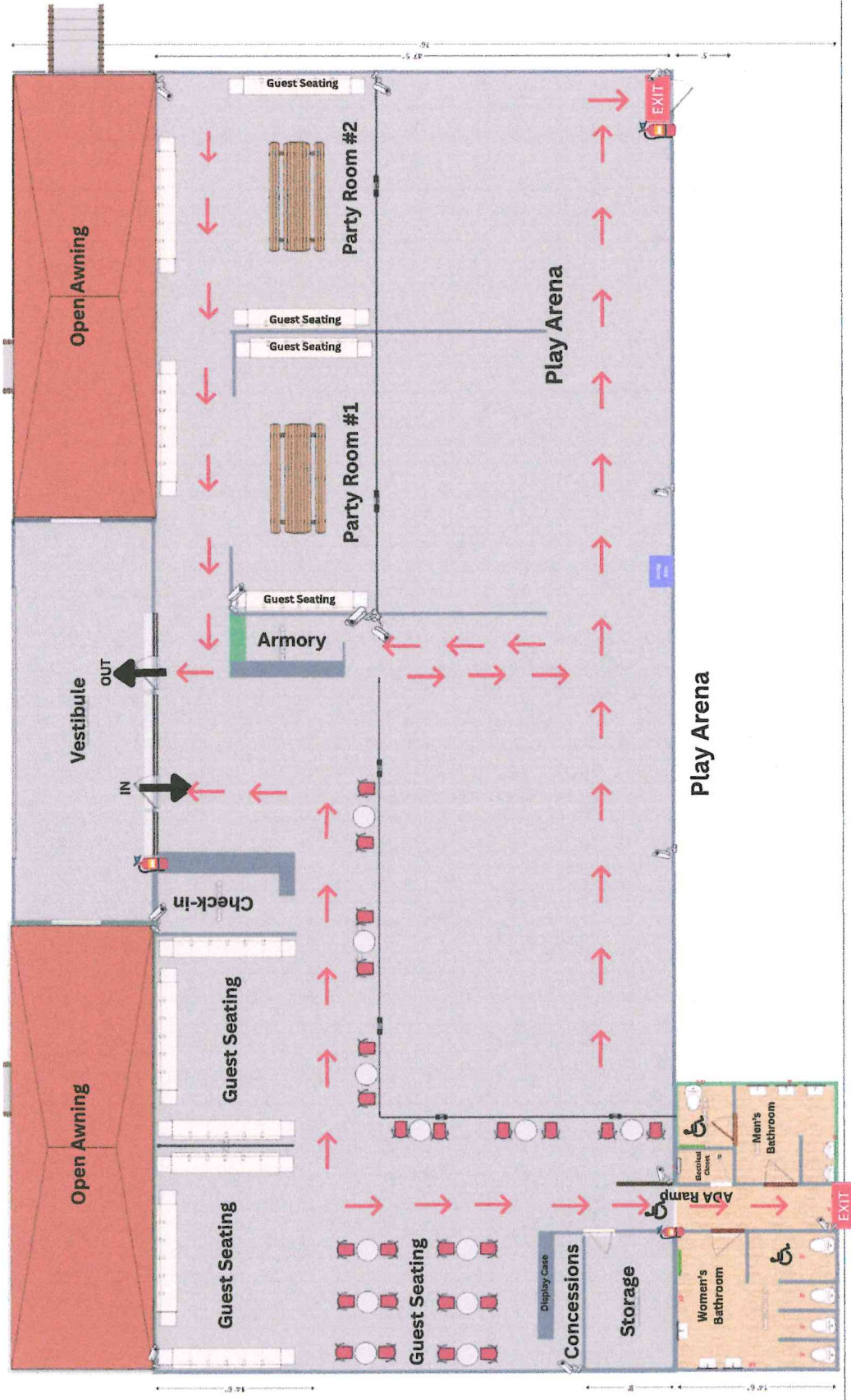
Site Plan

Lot 1. Block 1. Owl Village



Emergency Exit Route

Dart Strike Arena
613 N Broadway St. Joshua, Texas 76058

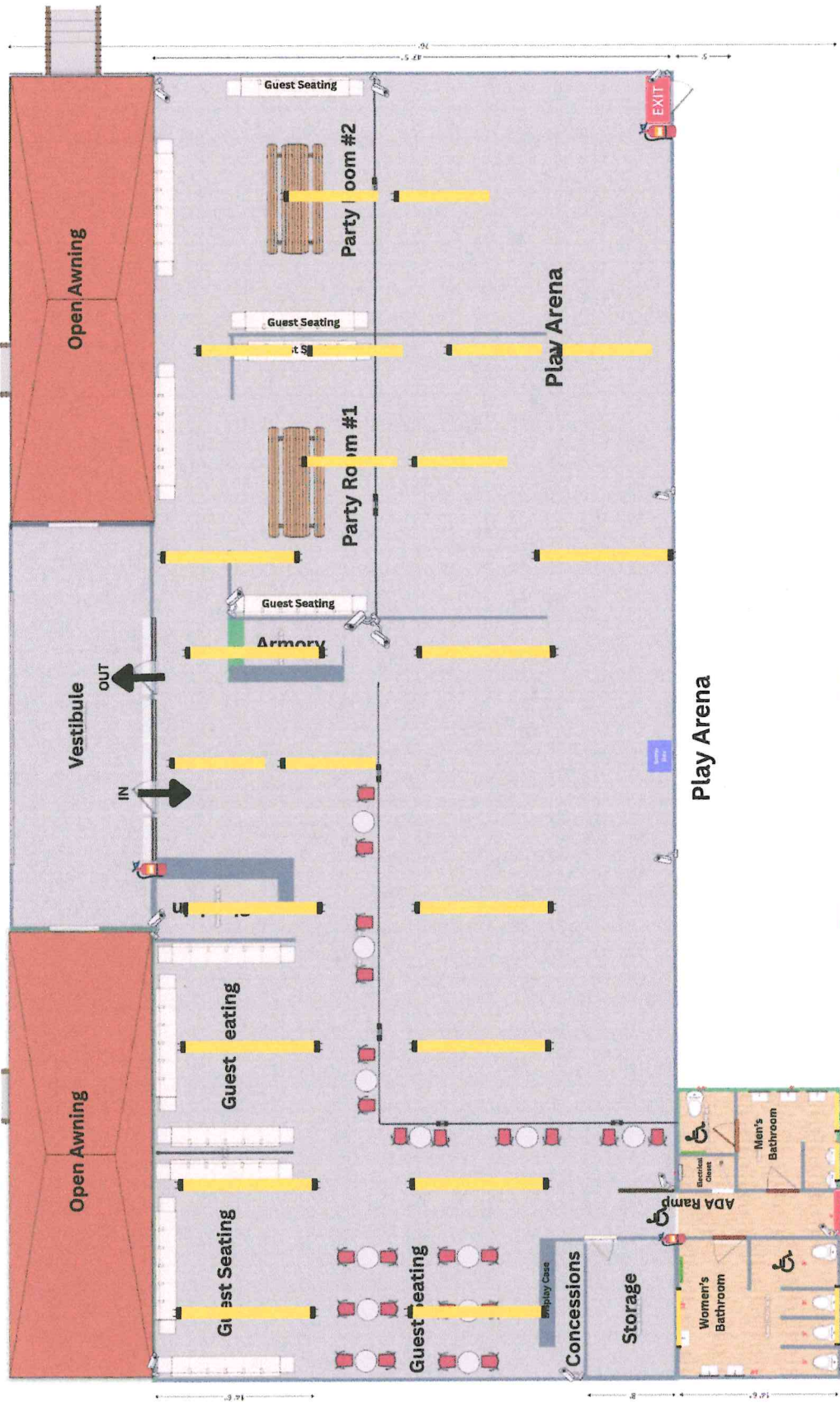


Dart Strike Arena

613 N Broadway St. Joshua, Texas 76058

Lighting

No changes to lighting throughout facility



CHECK-IN DESK

NO M, E, P CHANGE TO THIS AREA

Utilizing Existing:

- Electrical outlets
- Shelving dividers
- Telephone lines
- Internet jack

Work to be done:

- Desk will be built off-site in sections and will be assembled on site
- Paint
- Install decals
- Build partition wall- No electrical



ARMORY

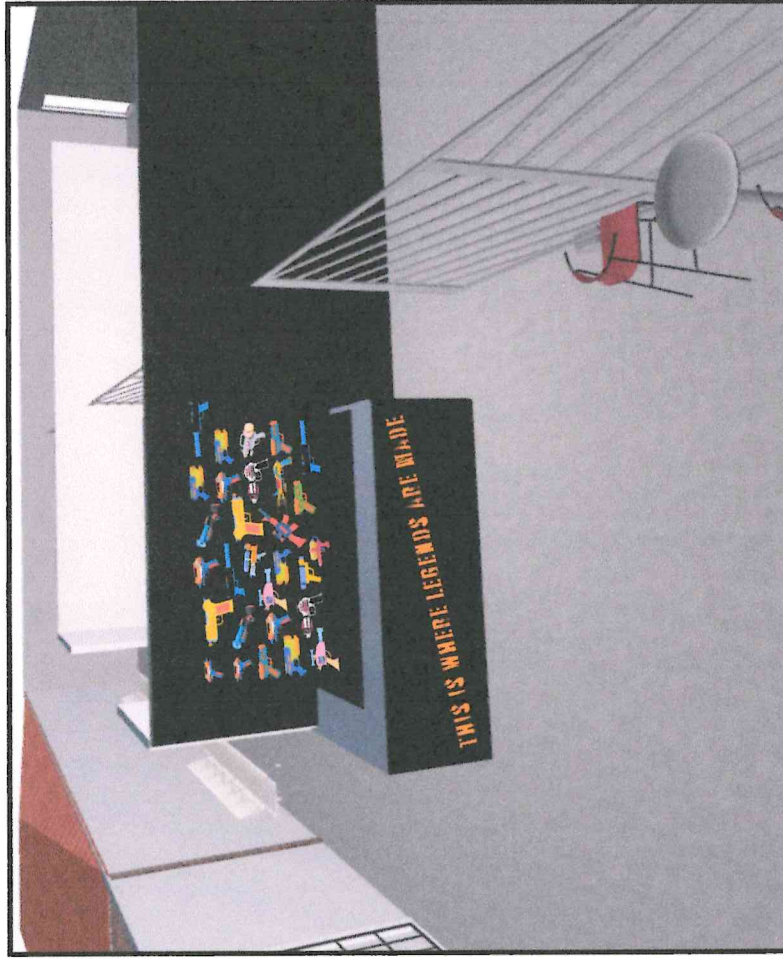
NO M, E, P CHANGE TO THIS AREA

Utilize existing:

Electrical outlet for LED strip lighting
Wall as the armory display

Work to be done:

Desk will be built off-site in sections and will be assembled on site
Paint the wall
Install decals
Hang peg board with LED strip lights

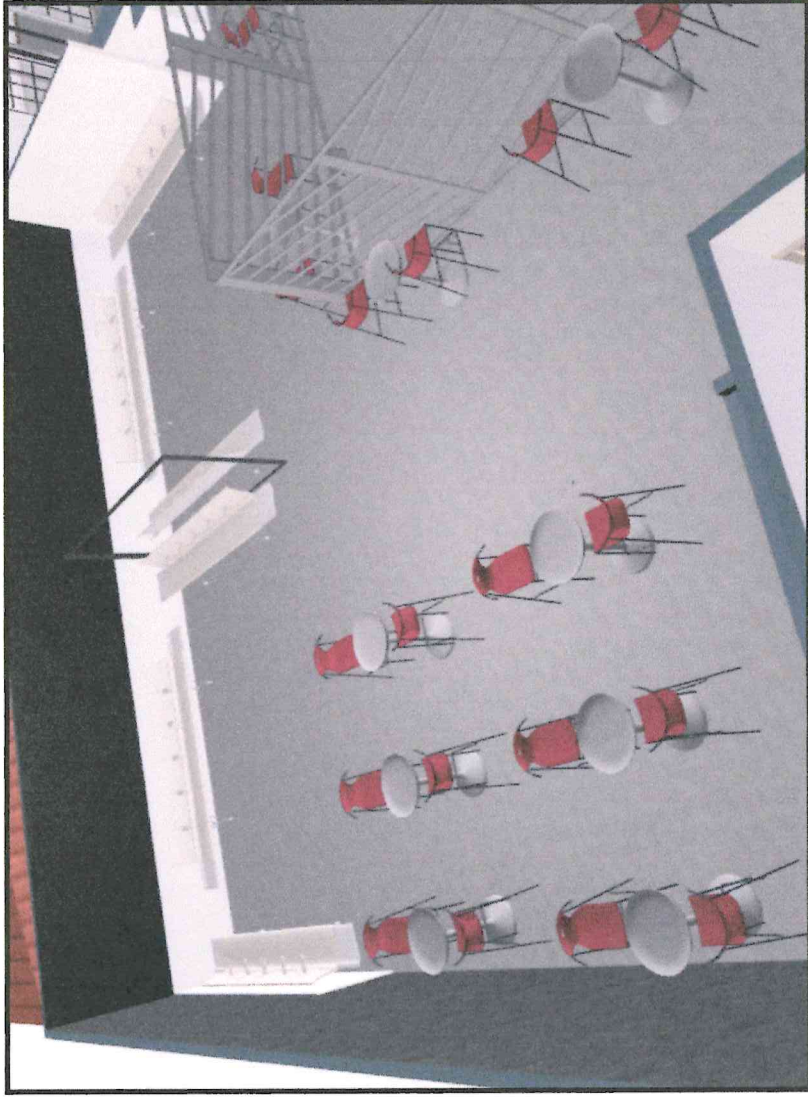


GENERAL SEATING

NO M, E, P CHANGE TO THIS AREA

Work to be done:

- Paint the wall
- Hang wall decals
- Install modular chain link fence
- Arrange seating



CONCESSIONS

NO M, E, P CHANGE TO THIS AREA

PRE-PACKAGED | SHELF STABLE | NO PREP

CANDY, CHIPS, WATER, GATORADE, SODA, JUICE

Utilize existing:

Electrical outlet for LED strip lighting to glass display case

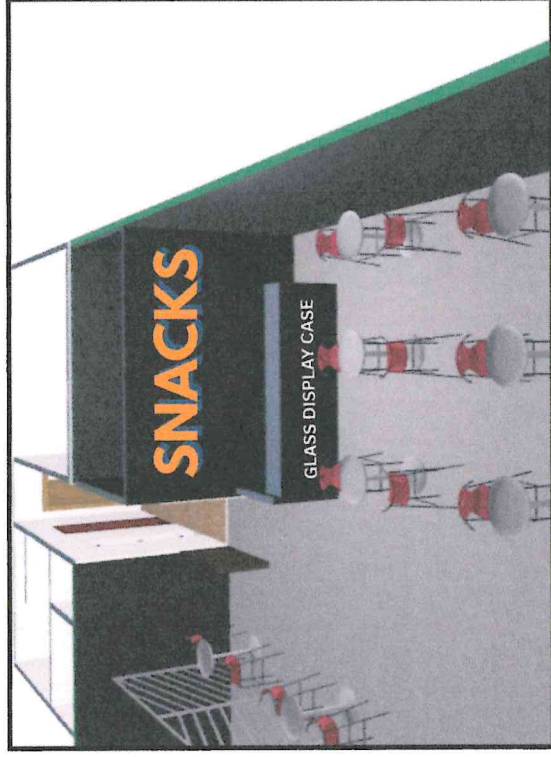
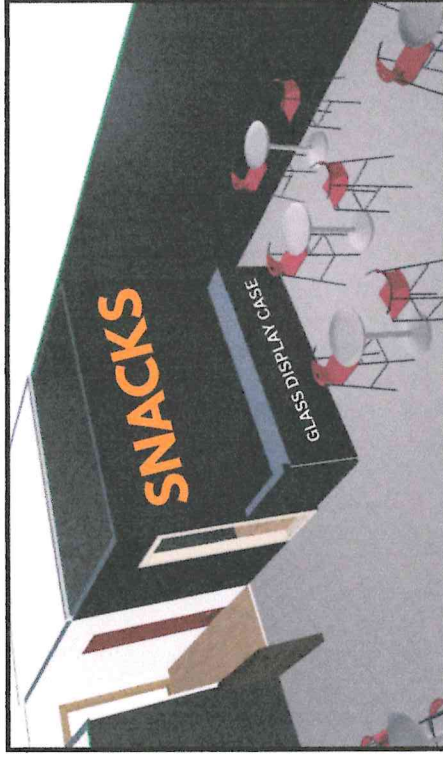
Electrical outlet for POS system

Wall as "SNACKS" display

Work to be done:

Paint the wall

Hang "SNACKS" sign



ARENA

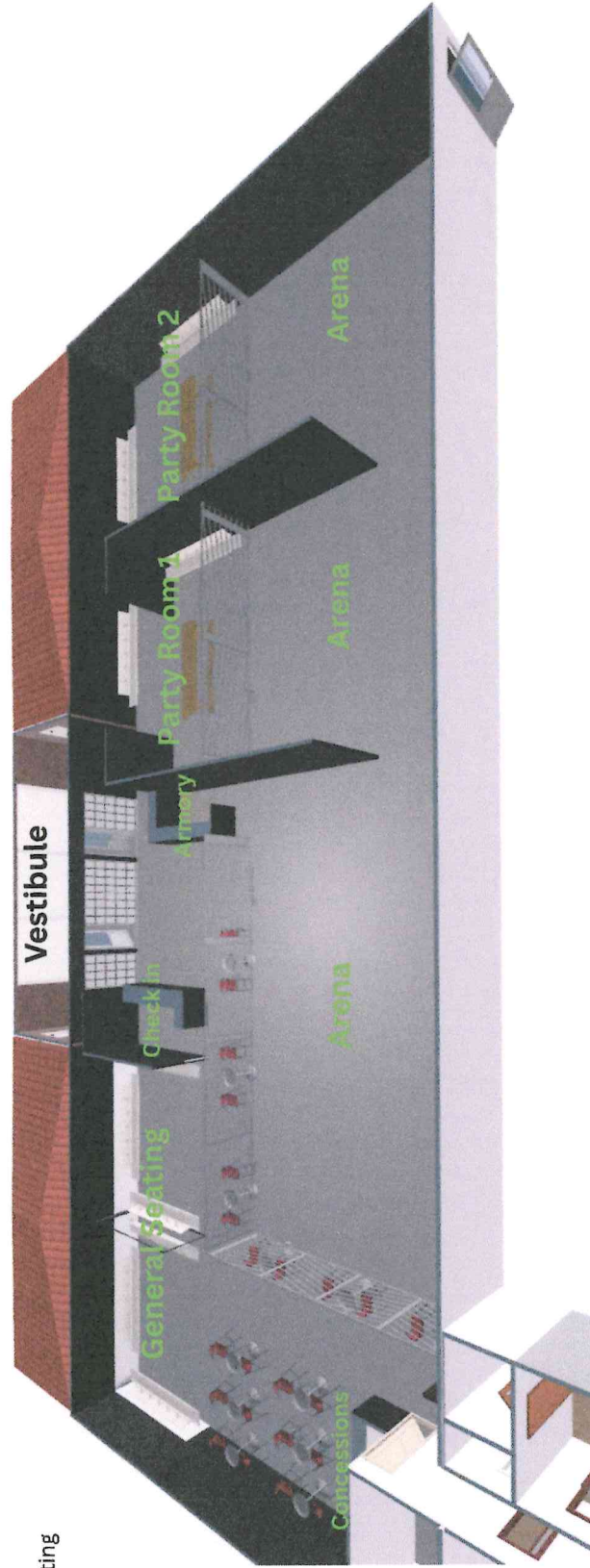
NO M, E, P CHANGE TO THIS AREA

Utilize existing:

- Electrical outlets for all lighting
- Electrical outlets for all cameras
- Electrical outlets for audio speakers
all walls being utilized

Work to be done:

- Build arena fencing on-site
- Paint walls
- Arrange arena props
- Hang black/LED/Laser lighting
- Hang arena & game rules
- Hang speakers



ARENA

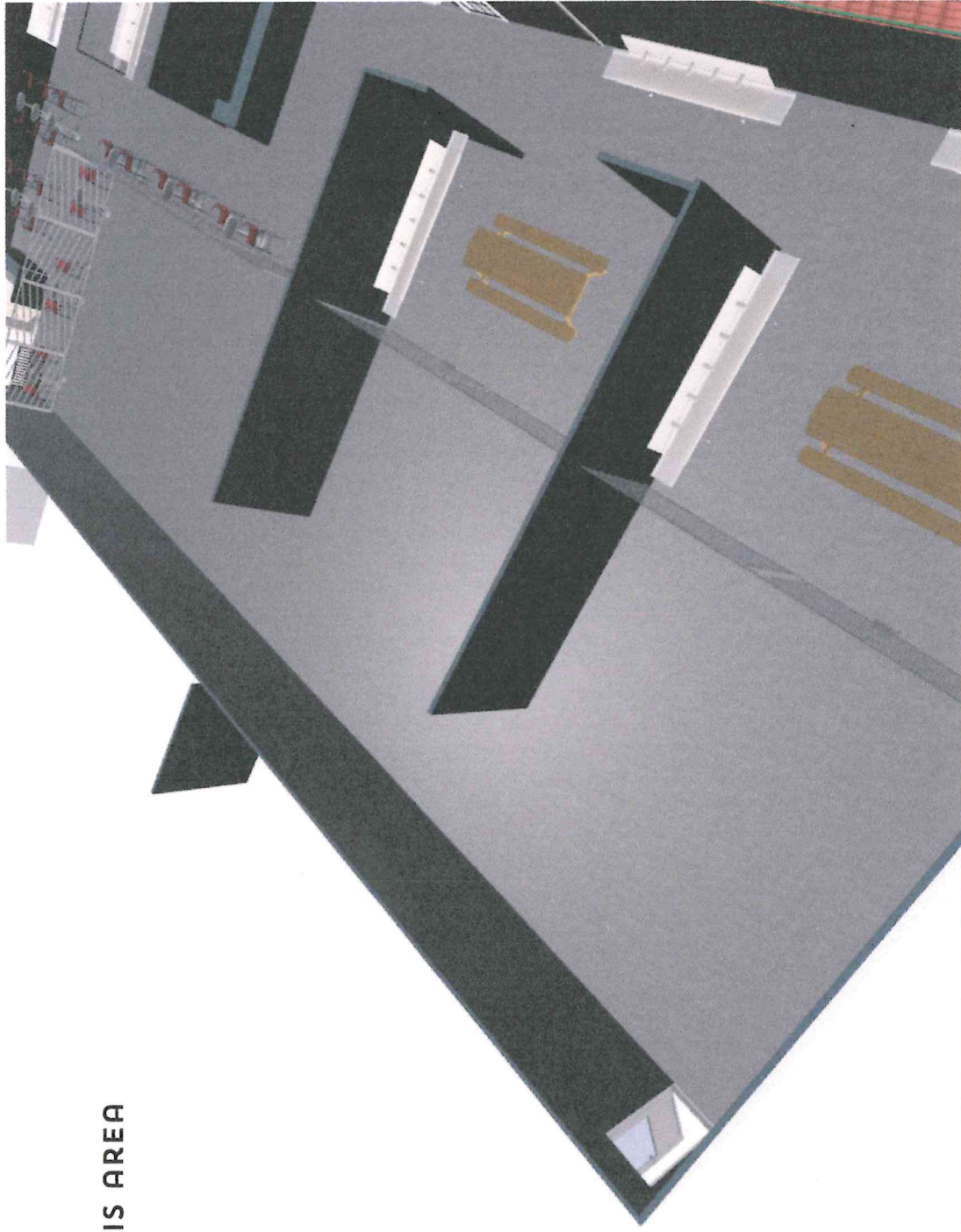
NO M, E, P CHANGE TO THIS AREA

Utilize existing:

- Electrical outlets for all lighting
- Electrical outlets for all cameras
- Electrical outlets for audio speakers
all walls being utilized

Work to be done:

- Build arena fencing on-site
- Paint walls
- Arrange arena props
- Hang black/LED/Laser lighting
- Hang arena & game rules
- Hang speakers
- Repair emergency exit sign



PARTY ROOM 1

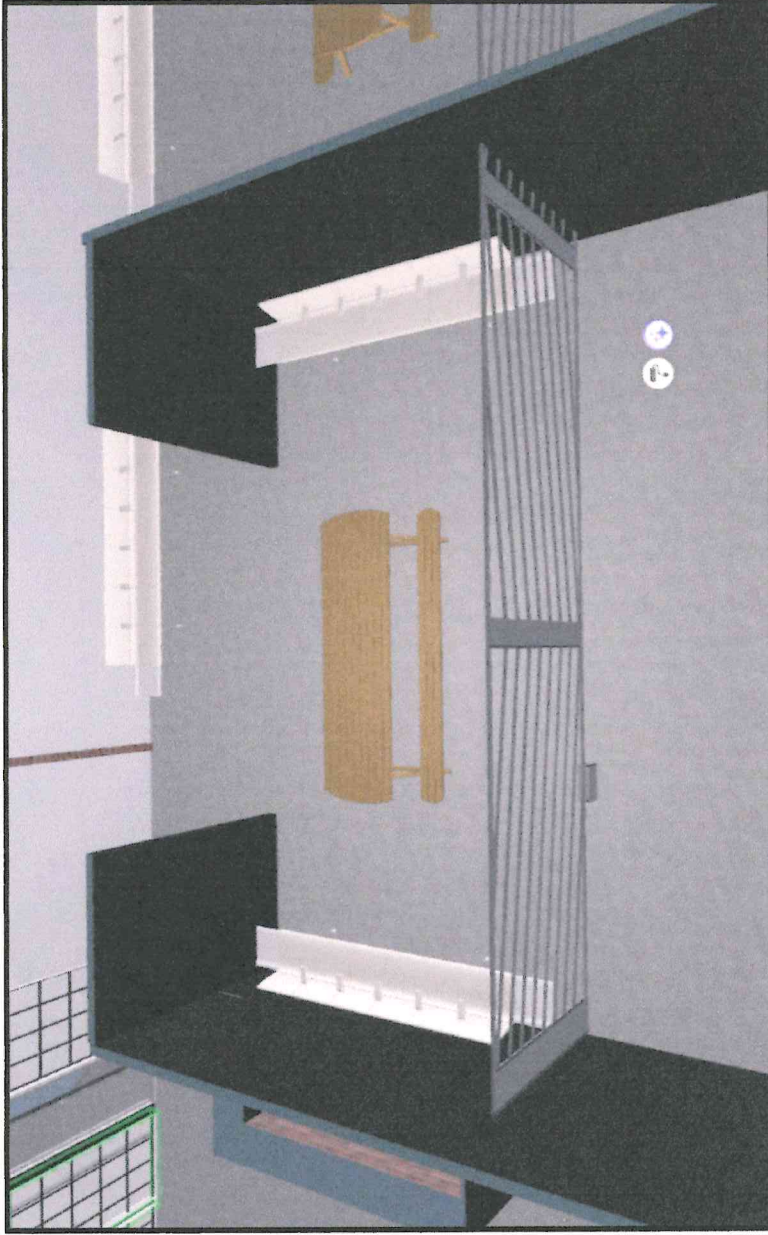
NO M, E, P CHANGE TO THIS AREA

Utilize existing:

Electrical outlets for all cameras
all walls being utilized

Work to be done:

- Build arena fencing on-site
- Paint walls
- Arrange 10' picnic table
- Arrange seating for guest(s)
- Hang arena & game rules on both sides of the wall



PARTY ROOM 2

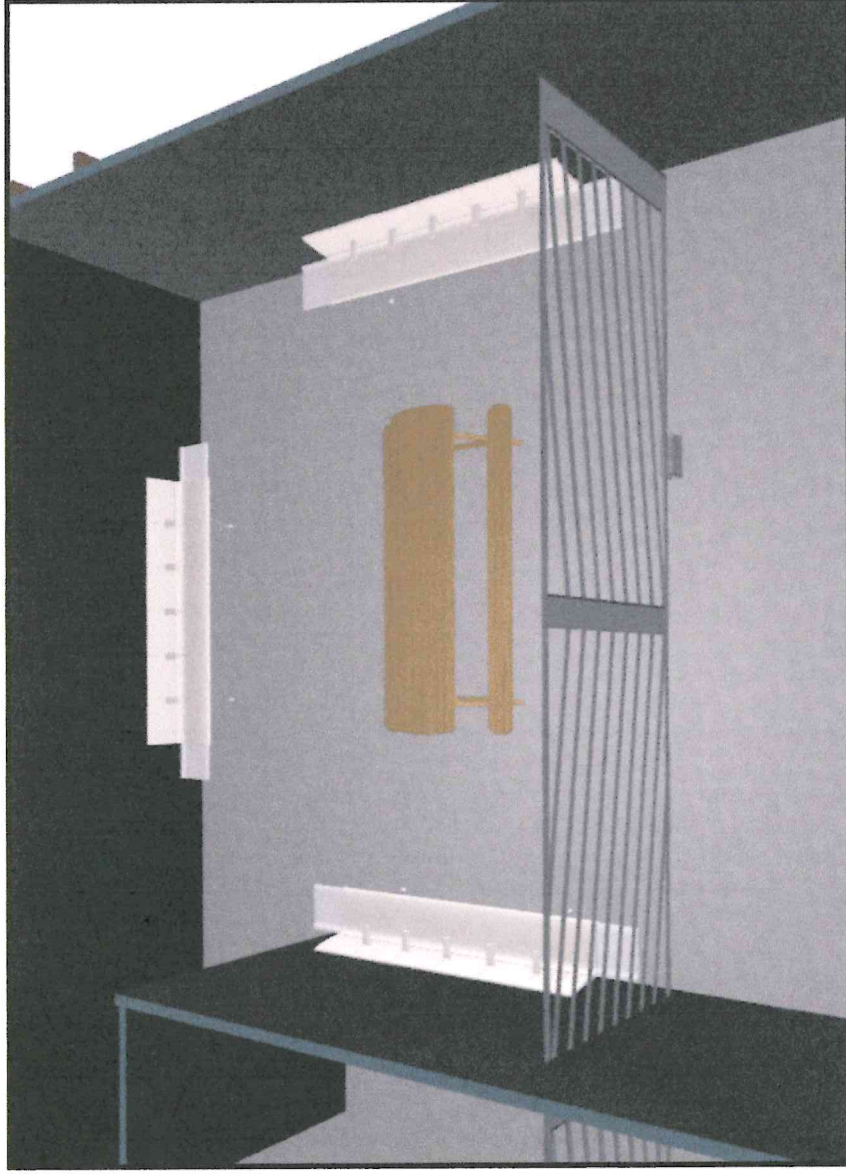
NO M, E, P CHANGE TO THIS AREA

Utilize existing:

Electrical outlets for all cameras
all walls being utilized

Work to be done:

- Build arena fencing on-site
- Paint walls
- Arrange 10' picnic table
- Arrange seating for guest(s)
- Hang arena & game rules on both sides of the wall

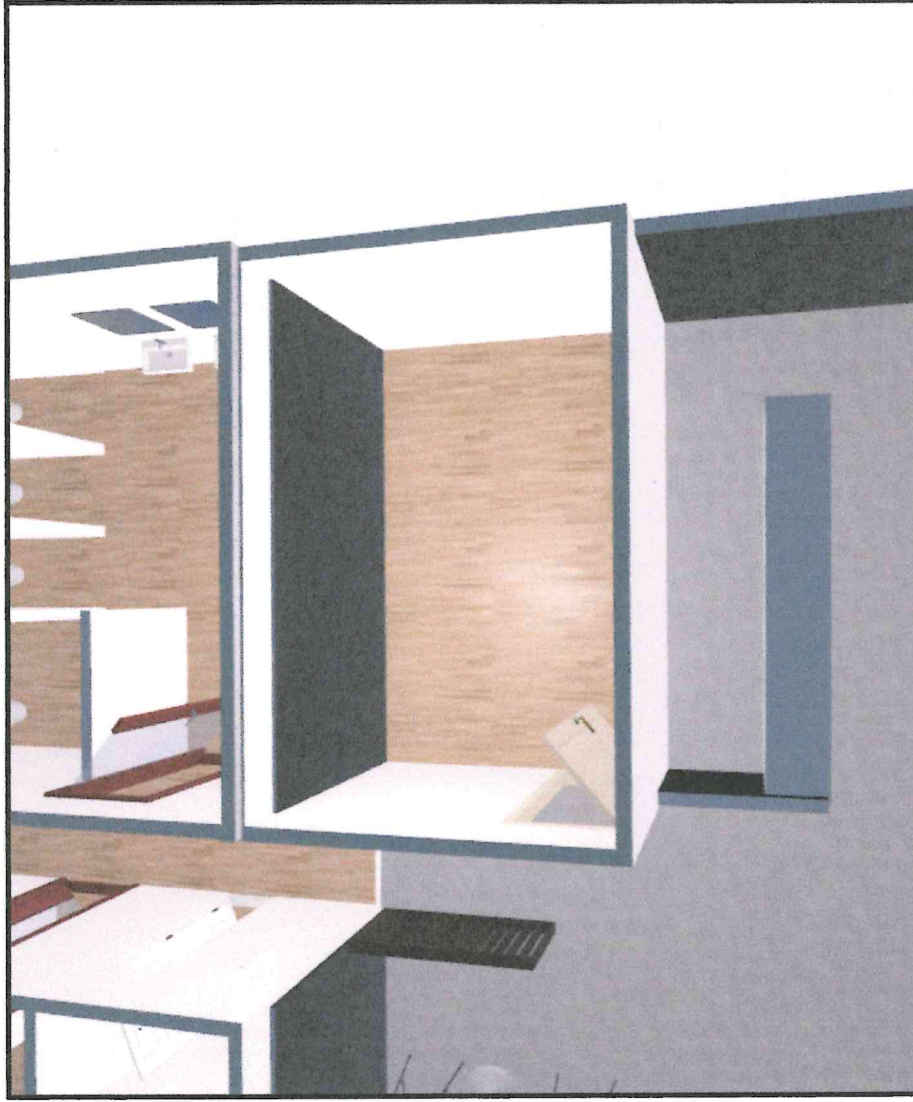


STORAGE

NO M, E, P CHANGE TO THIS AREA

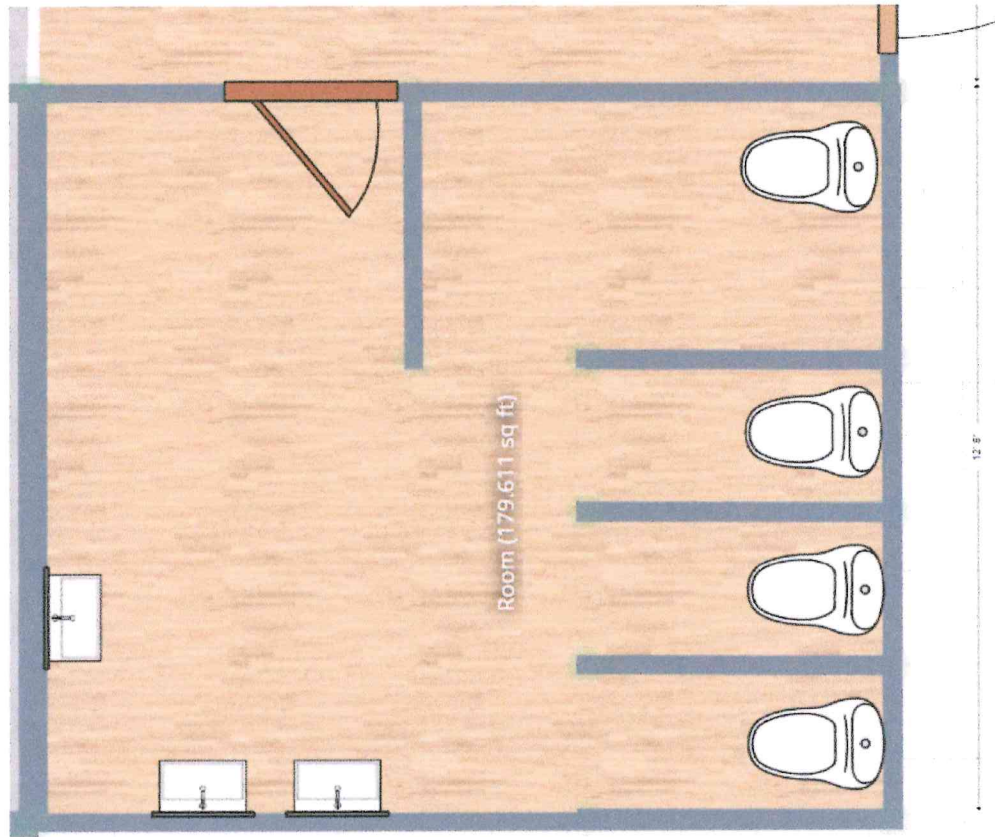
Utilize existing:
all walls being utilized

Work to be done:
Paint walls
Build 3 sets of metal shelving for storage
Install locking door handle
Hang employee only sign on guest facing side of the door



WOMEN'S BATHROOM

NO M, E, P CHANGE TO THIS AREA



Item 3.

WOMEN'S BATHROOM

NO M, E, P CHANGE TO THIS AREA

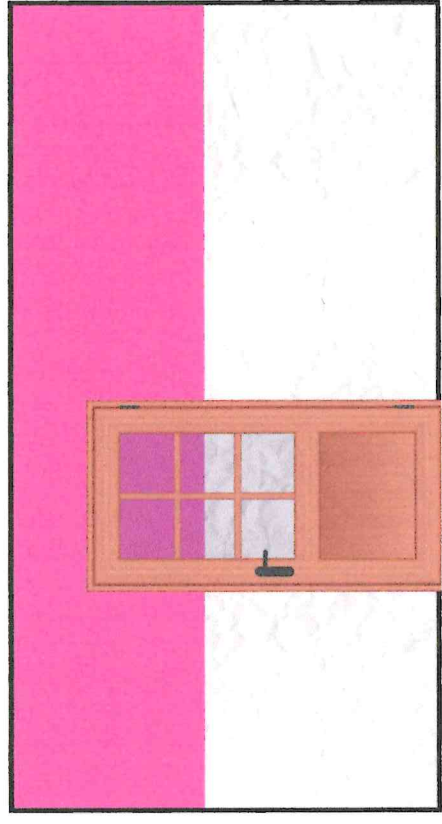
Wall #1

Utilize existing:

all walls being utilized
FRP on all walls

Work to be done:

- Paint top 1/2 of walls hot pink
- Hang bathroom stall doors
- Install privacy film on inside of bathroom door
- Install "womens" icon on the exterior of the entrance door
- Hang graffiti pictures
- Hang mirrors over sink
- Hang baby changing station
- Hang paper towel dispenser
- Hang toilet paper roll holder
- Place cover over T-12 light



WOMEN'S BATHROOM

Wall #2

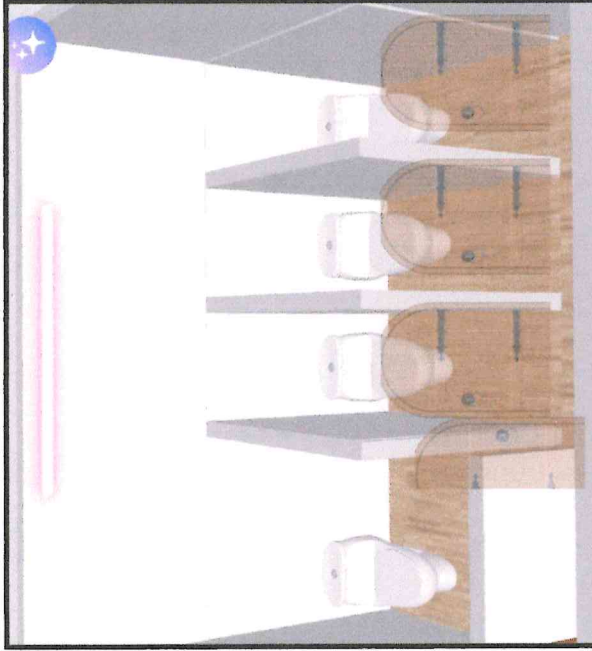
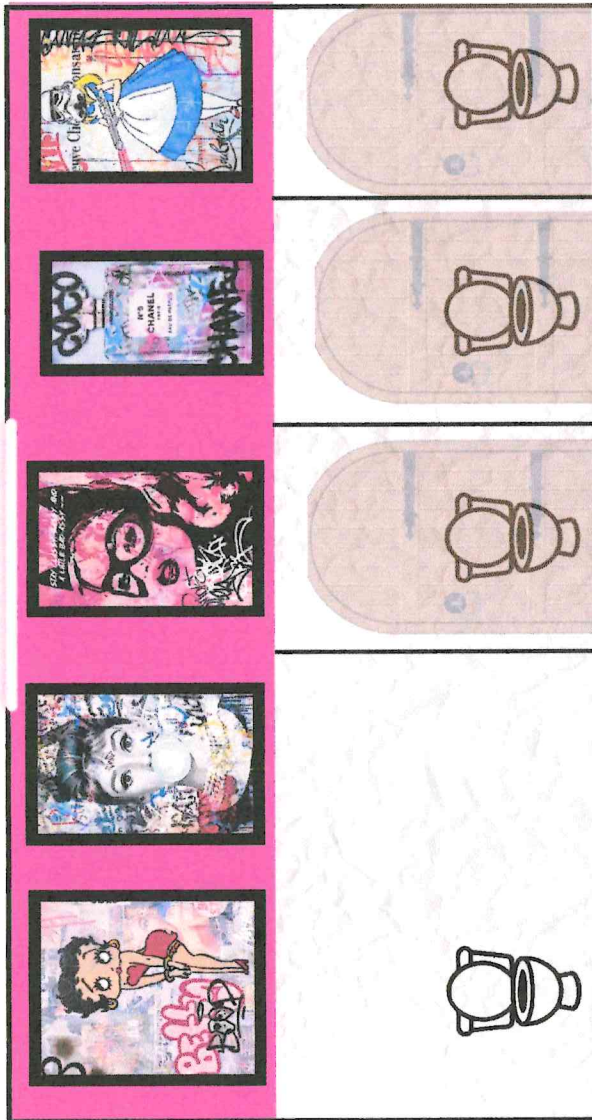
NO M, E, P CHANGE TO THIS AREA

Utilize existing:

all walls being utilized
FRP on all walls

Work to be done:

- Paint top 1/2 of walls hot pink
- Hang bathroom stall doors
- Hang graffiti pictures
- Place cover over T-12 light



16

Item 3.

WOMEN'S BATHROOM

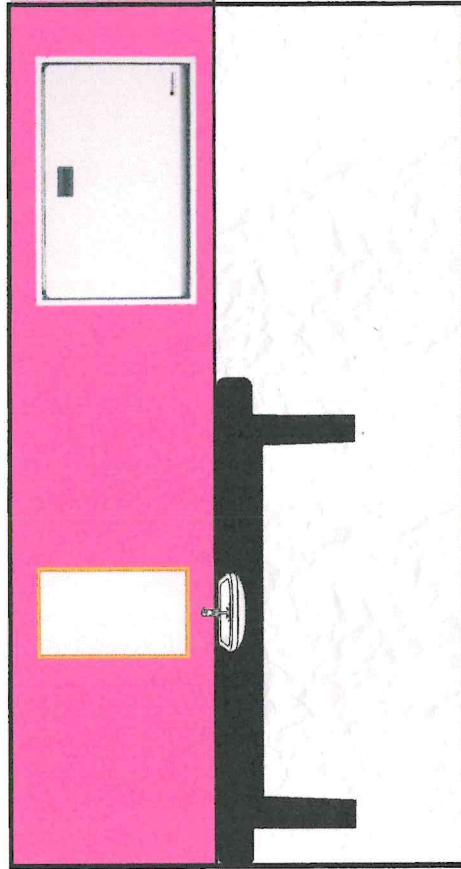
NO M, E, P CHANGE TO THIS AREA

Utilize existing:

all walls being utilized
FRP on all walls

Work to be done:

- Paint top ½ of walls hot pink
- Hang mirror over sink
- Hang baby changing station
- Hang paper towel dispenser



Wall #3

17

Item 3.

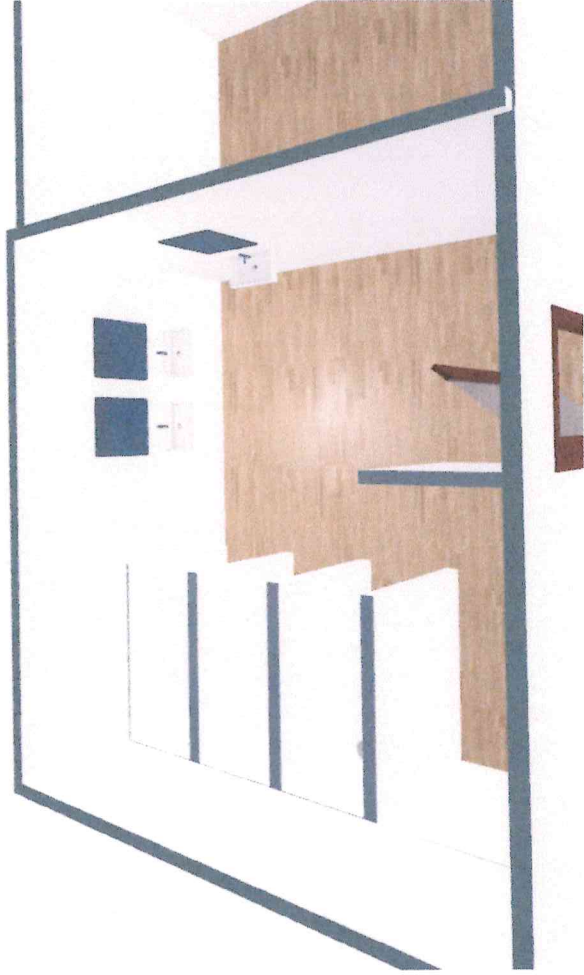
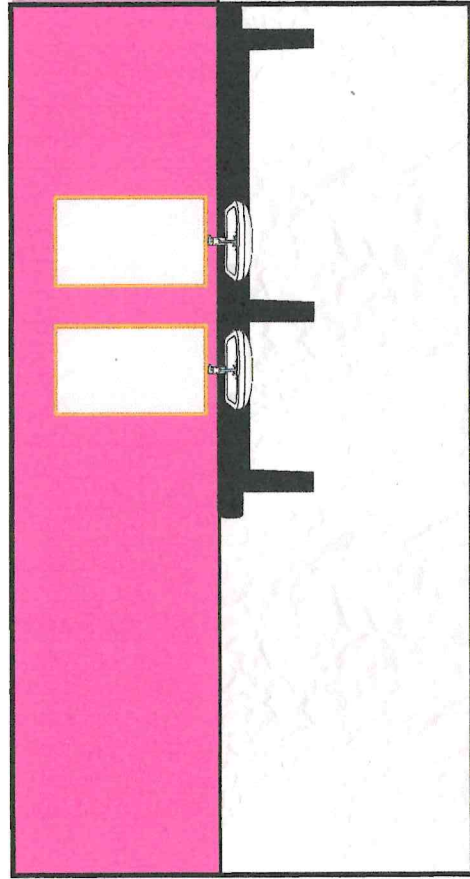
WOMEN'S BATHROOM

NO M, E, P CHANGE TO THIS AREA

Wall #4

Utilize existing:
all walls being utilized
FRP on all walls

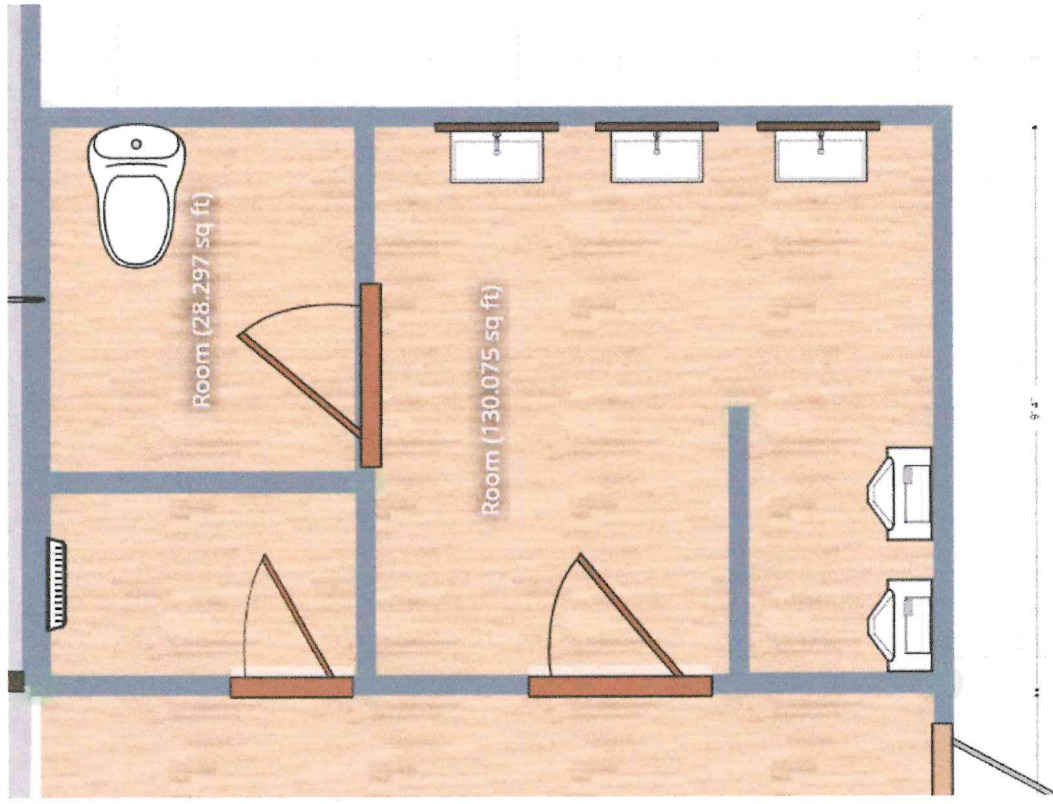
Work to be done:
Paint top 1/2 of walls hot pink
Hang mirrors over sinks
Hang paper towel dispensar



Item 3.

MEN'S BATHROOM

NO M, E, P CHANGE TO THIS AREA



19

Item 3.

MEN'S BATHROOM

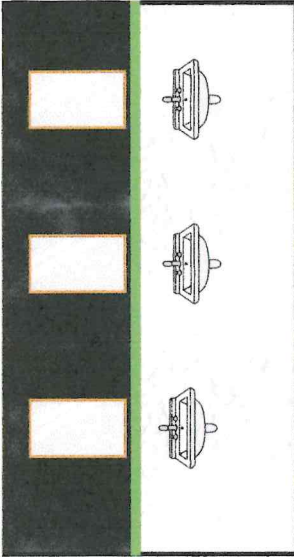
NO M, E, P CHANGE TO THIS AREA

Utilize existing:

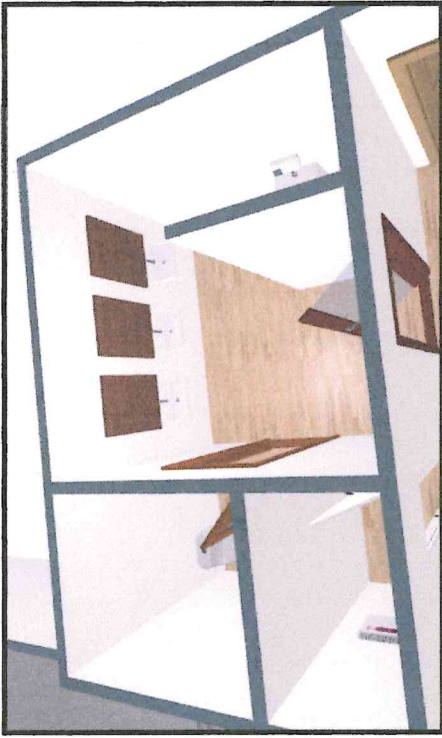
all walls being utilized
FRP on all walls

Work to be done:

Paint top 1/2 of walls black
Hang lime green trim
Hang mirrors over sinks
Hang paper towel dispenser



Wall #1

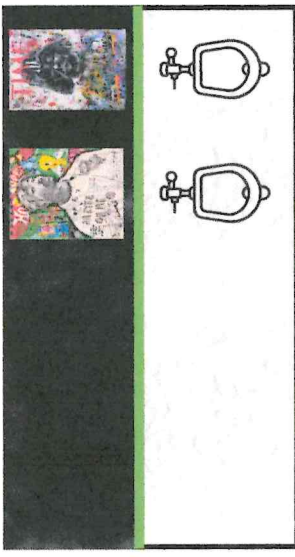


Utilize existing:

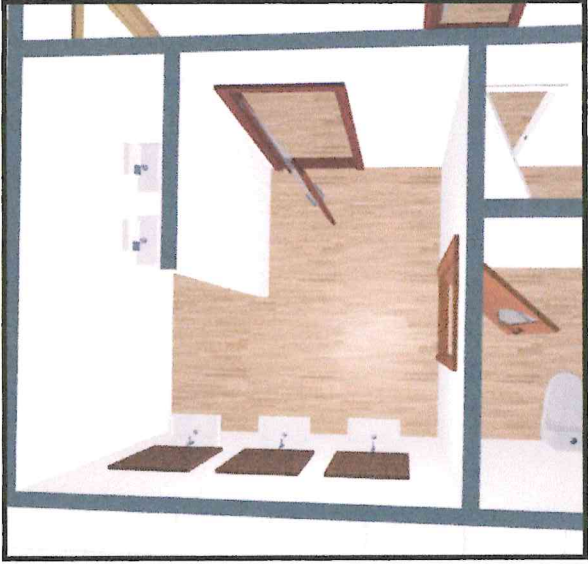
all walls being utilized
FRP on all walls

Work to be done:

Paint top 1/2 of walls black
Hang lime green trim
Hang graffiti art
Hang urinal dividers



Wall #2



MEN'S BATHROOM

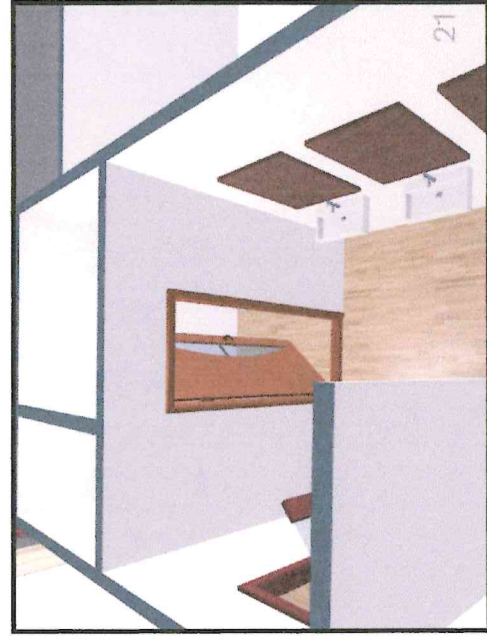
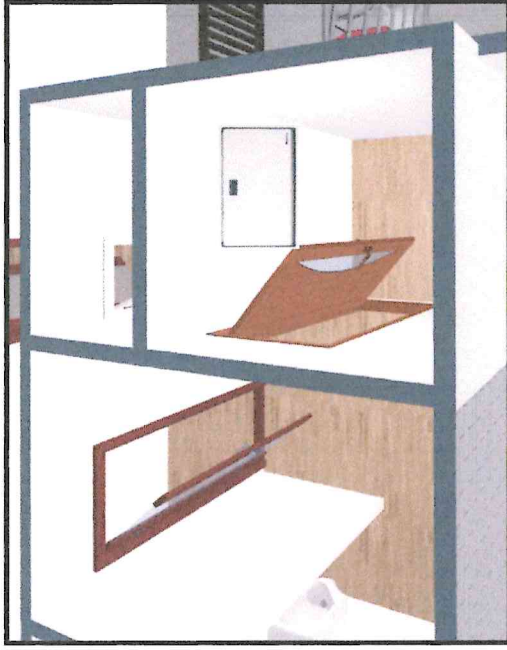
NO M, E, P CHANGE TO THIS AREA

Utilize existing:

all walls being utilized
FRP on all walls

Work to be done:

- Paint top ½ of walls black
- Hang lime green trim
- Hang baby changing station in the ADA stall for added privacy
- Install privacy film on inside of bathroom door
- Install "Mens" icon on the exterior of the entrance door

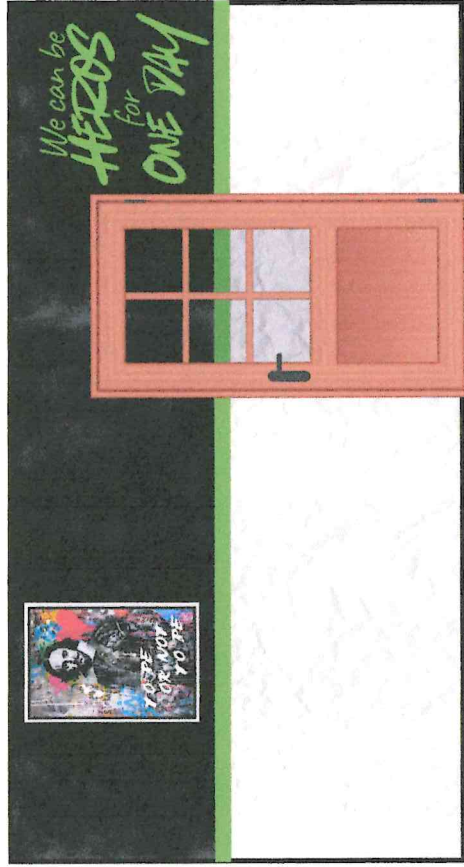


Utilize existing:

all walls being utilized
FRP on all walls

Work to be done:

- Paint top ½ of walls black
- Hang lime green trim
- Hang graffiti art
- Hang wall decal
- Hang ADA stall door



PATIO- LEFT SIDE

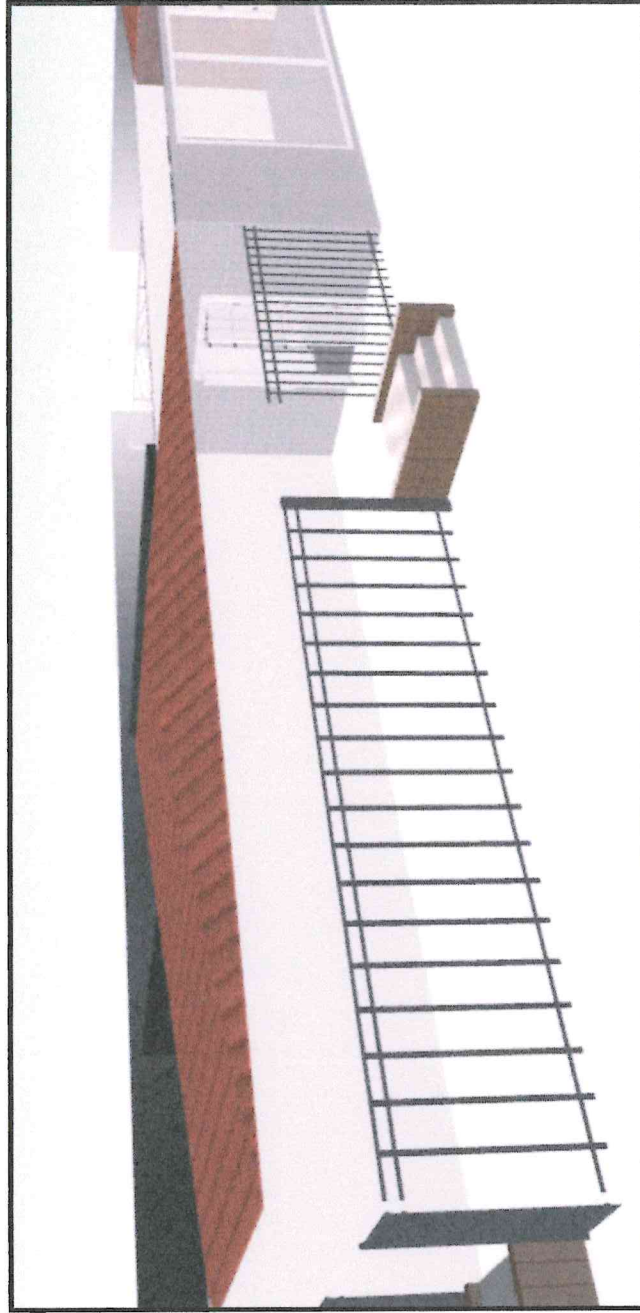
NO M, E, P CHANGE TO THIS AREA

Utilize existing:

Hook up to existing electrical outlet for signage

Work to be done:

Hang building sign. light box



PATIO- RIGHT SIDE
NO M,E,P CHANGE TO THIS AREA

No work to be done



VESTIBULE

NO M, E, P CHANGE TO THIS AREA

Work to be done:

- Install UV blocking window cling
- Hang 30.06 signage
- Hang safety door decals
 - “this door must remain unlocked while the building is occupied”
- Hang hours of operation decals



RULES & POLICIES

RULES

NO SHOTS ABOVE THE SHOULDERS
DO NOT SHOOT AN UNARMED PERSON
NO SHOOTING WHILE RELOADING
EYE PROTECTION REQUIRED WHILE IN THE ARENA
IF YOU HEAR "STOP" THEN STOP
DONT SHOOT THE REFEREE!
NO PHYSICAL CONTACT AT ANY TIME
PLAY FAIR. NO CHEATING. IF YOU ARE OUT, YOU'RE OUT
DO NOT CLIMB OR HANG ON THE NETTING OR EQUIPMENT
BLASTERS ARE NOT PERMITTED OUTSIDE THE ARENA
NO OUTSIDE BLASTERS OR DARTS ALLOWED AT ANY TIME
NO FOOD OR DRINKS IN THE ARENA
GAME STOPS IMMEDIATELY FOR ANY INJURIES
ONLY PARTICIPANTS WITH A WRISTBAND ARE ALLOWED IN THE ARENA
BE RESPECTFUL OF ALL PARTICIPANTS IN THE ARENA
NO PROFANITY
CLOSED TOED SHOES MUST BE WORN IN THE ARENA
REMEMBER WE ARE FRIENDS NOT ENEMIES.

**NOVAE
GUN**

**HANDGUNS
PROHIBITED**

PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 41I, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

CONFORME A LA SECCIÓN 30.06 DEL CÓDIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 41I, CÓDIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.



SCOTT PORTER
 Johnson County Tax Assessor-Collector
 P.O. BOX 75
 CLEBURNE, TX 76033-0075
 (817) 558-0122

Duplicate Receipt

Item 3.

Property Account Number:
126-3518-00010

Statement Date: 3/25/26
Owner: LDL INVESTMENTS LTD
Mailing Address: james lemons
 225 man o war
 burleson TX 76028

Property Location: 0000613 N BROADWAY ST
Acres: 2.95
Legal: LOT 1
 BLK 1
 OWL VILLAGE
 126 5534 99298. 01611.99897

Exemptions:
 Receipt #: 17705216

Deposit #: 202512273432-2025/Web

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2025	Johnson County	\$482,258.00	0.339276	12/27/25	\$1,636.19	\$0.00
2025	FARM TO MARKET LTRD	\$482,258.00	0.050000	12/27/25	\$241.13	\$0.00
2025	EMER SERV DISTRICT 1	\$482,258.00	0.056483	12/27/25	\$272.39	\$0.00
2025	HILL COLL-JOSHUA	\$482,258.00	0.050000	12/27/25	\$241.13	\$0.00
2025	CITY OF JOSHUA	\$482,258.00	0.689468	12/27/25	\$3,325.01	\$0.00
2025	JOSHUA ISD	\$482,258.00	1.257500	12/27/25	\$6,064.39	\$0.00

BASE TAX \$11,780.24

TOTAL PAID \$11,780.24

Remitted By: james lemons
 225 man o war
 burleson TX 76028

Payment Type: CHECK
 Ref #: 100343649887

Remaining Amount Due As of 3/25/26
0.00

Receipt 3/25/26

james lemons
 225 man o war
 burleson TX 76028



SCOTT PORTER
 Johnson County Tax Assessor-Collector
 P O BOX 75
 CLEBURNE, TX 76033-0075
 (817) 558-0122

2025+ Tax Statement

Item 3.

Property Account Number:
126-3518-00010

Statement Date: 03/25/2026
Owner: LDL INVESTMENTS LTD
Mailing Address: 344 SW WILSHIRE BLVD STE 1 102
 BURLESON TX 76028

Property Location: 0000613 N BROADWAY ST
 2.95
Acres:
Legal Description: LOT 1
 BLK 1
 OWL VILLAGE
 126.5534.99298, 01611,99897

Exemptions:

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE		
149,786	332,472	149,786	332,472	0	0	0	482,258		
Taxing Entities		Exemption Amount		Taxable Value		Tax Rate Per \$100		Base Tax	
JOHNSON COUNTY		0		482,258		0.339276		0.00	
FARM TO MARKET LTRD		0		482,258		0.050000		0.00	
EMER SERV DISTRICT 1		0		482,258		0.056483		0.00	
HILL COLL-JOSHUA		0		482,258		0.050000		0.00	
CITY OF JOSHUA		0		482,258		0.689468		0.00	
JOSHUA ISD		0		482,258		1.257500		0.00	
TOTAL BASE TAX							0.00		
Total Amount Due							0.00		

↓ Detach ↓

Return With Payment



Visit our website for online credit card payments.
www.johnsoncountytaxoffice.org
 Payment by phone is available at 1-866-549-1010
 use bureau code 3334444

R000051944 JC

2025 +Tax Statement
 03/25/2026

Property Account Number
 126-3518-00010

Total Amount Due \$0.00

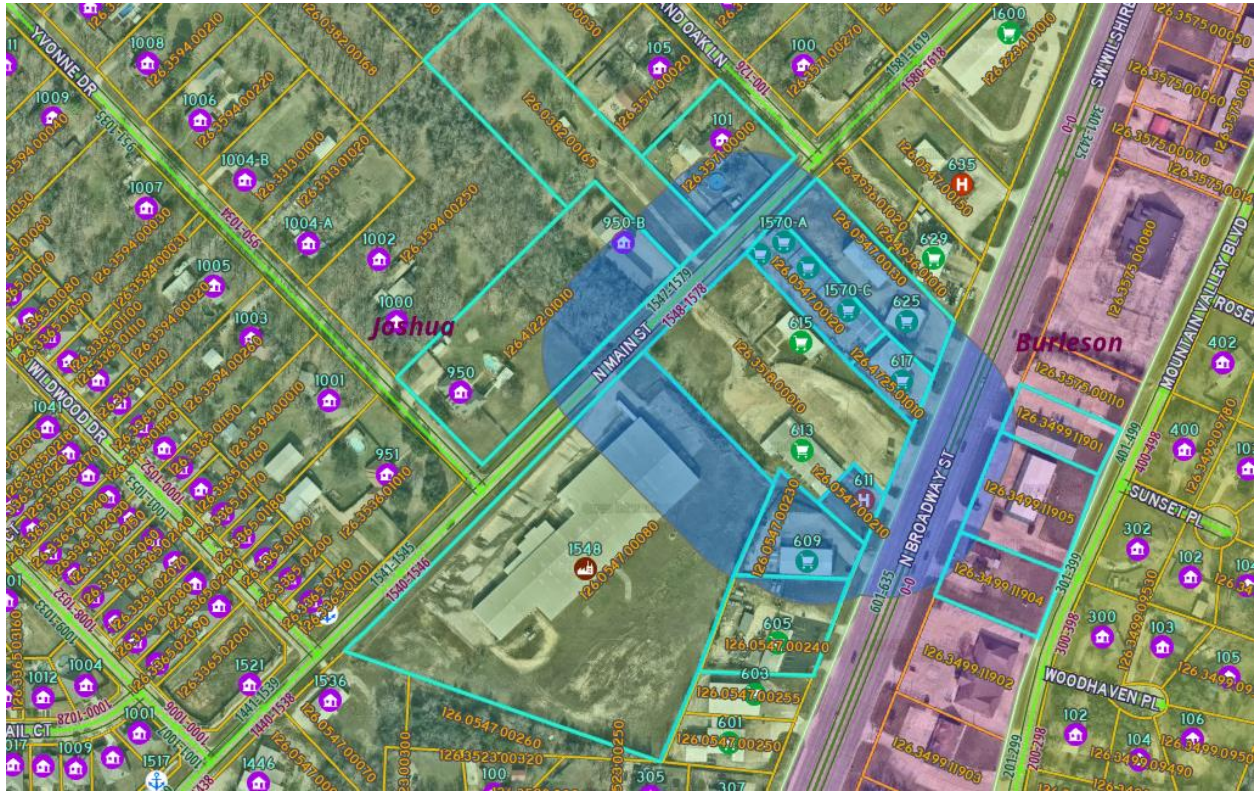
IF PAID IN	AMOUNT DUE
APR	0.00
MAY	0.00

Please Make Checks Payable To:
Scott Porter, Tax A-C

LDL INVESTMENTS LTD
 344 SW WILSHIRE BLVD STE 1 102
 BURLESON TX 76028

00000070373 0000000000 0000000000 0000000000 0325202600000

Vicinity Map



Notice of Public Hearing

Notice is hereby given that the City of Joshua's Planning and Zoning Commission and City Council will conduct public hearings to consider the request for a Conditional Use Permit, in the J. Minett Survey, Abstract 547, known as Lot 1, Block 1, Owl Village, City of Joshua, Texas, located at 613 N. Broadway St., and being approximately 2.95 acres of land, allowing for the use of an Amusement, commercial (indoor).

The Planning and Zoning Commission will conduct its public hearing on May 11, 2026, at 6:30 PM, and the City Council will conduct its public hearing and consideration on May 21, 2026, at 6:30 PM. Both meetings will be held in the City Council Chambers at Joshua City Hall, 101 South Main Street, Joshua, TX 76058.