



AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
OCTOBER 06, 2025
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 September 02, 2025, meeting minutes.
- [2.](#) Public hearing on a request for a Replat regarding approximately 32.123 acres of land in the J.H. Cooper Survey, Abstract No. 145, County of Johnson, Texas, located at 167 Trailwood Dr., to allow for subdivision of the property and the future construction of a new home.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

- [3.](#) Discuss, consider, and possible action on a request for a Replat regarding approximately 32.123 acres of land in the J.H. Cooper Survey, Abstract No. 145, County of Johnson, Texas, located at 167 Trailwood Dr., to allow for subdivision of the property and the future construction of a new home.
- [4.](#) Public hearing on a request for a conditional use permit regarding approximately .2930 acres of land in the Original Town of Joshua, Lot 4R, Block 11, City of Joshua, Texas, located at 107 N. Main Suite A, to allow for the use of an indoor Amusement Family Arcade.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

5. Discuss, consider, and possible action on approving a conditional use permit regarding approximately .2930 acres of land in the Original Town of Joshua, Lot 4R, Block 11, City of Joshua, Texas, located at 107 N. Main, Suite A, to allow for the use of an Indoor Amusement Family Arcade.

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 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.

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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



MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
SEPTEMBER 02, 2025
6:30 PM

The Planning & Zoning Commission held 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

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.

NA

C. REGULAR AGENDA

1. Discuss, consider, and possible action on the July 07, 2025, meeting minutes.

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

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

2. Public hearing on a request to consider an Ordinance amending Subsections (C)(1), "Public Hearing and Notice," and (D)(3), "Action of the City Council," of Section 3.1.4, "Amendments, Changes and Administrative Procedures," of Article 3, "Processes and Procedures," of the City's Zoning Ordinance, relative to zoning public notice, public hearings and zoning protests; and amending Section 5.8, "Home Occupations," of Article 5, "Permitted Uses," of the City's Zoning Ordinance, to include the preemptive effect of Section 229.902 of the Texas Local Government Code, as amended.

Commissioner Gibson opened the public hearing at 6:31 pm.

Asst. City Manager Maldonado explained that the Ordinance is related to the recently approved House Bill 24.

Commissioner Gibson closed the public hearing at 6:33 pm.

3. Discuss, consider, and possible action on recommending the approval of an Ordinance amending Subsections (C)(1), "Public Hearing and Notice," and (D)(3), "Action of the City Council," of Section 3.1.4, "Amendments, Changes and Administrative Procedures," of Article 3, "Processes and Procedures," of the City's Zoning Ordinance, relative to zoning public notice, public hearings and

zoning protests; and amending Section 5.8, “Home Occupations,” of Article 5, “Permitted Uses,” of the City’s Zoning Ordinance, to include the preemptive effect of Section 229.902 of the Texas Local Government Code, as amended.

Item 1.

Motion made by Commissioner Purdom to approve as presented. Seconded by Commissioner Frazier.
Voting Yea: Chair Gibson, Commissioner Torrez, Commissioner Purdom, Commissioner Jenkins,
Commissioner Frazier

D. ADJOURN

Commissioner Gibson adjourned the meeting at 6:34 pm.

Approved: October 6, 2025

Brent Gibson, Chair

ATTEST:

Alice Holloway, City Secretary



**Planning & Zoning Agenda
October 6, 2025**

Minutes Resolution

Action Item

Agenda Description:

Public hearing on a request for a Replat regarding approximately 32.123 acres of land in the J.H. Cooper Survey, Abstract No. 145, County of Johnson, Texas, located at 167 Trailwood Dr., to allow for subdivision of the property and the future construction of a new home.

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

Background Information:

HISTORY: The current property is platted and known as The Back Forty Addition.

ZONING: This property is zoned (R-1) Single Family Residential.

ANALYSIS: The proposed replat is to allow for subdivision of the property and the future construction of a new home.

Financial Information:

The 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, ACM

Staff recommends approval.

Attachments:

- 1) Replat Application

- 2) Legal Description
- 3) Vicinity Map
- 4) JCSUD Letter
- 5) Replat
- 6) Publication Notice

Item 2.

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 | ☐ Zoning Change |
| ☐ Conditional Use Permit | ☐ Zoning Variance (ZBA) | ☐ Subdivision Variance |
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Amending Plat |
| ☒ Replat | ☐ Planned Development Concept Plan | ☐ Planned Development Detailed Plan |
| ☐ Minor Plat | ☐ Other _____ | |

PROJECT INFORMATION

Project Name: REPLAT LOTS 6R-1 and 6R-2, BACK FORTY ADDITION

Project Address (Location): 167 TRAILWOOD DR., JOSHUA, TX, 76058

Existing Zoning: R1 Proposed Zoning: N/A

Existing Use: SINGLE FAMILY RES/RANCH Proposed Use: SINGLE FAMILY RES./RANCH

Existing Comprehensive Plan Designation: _____ Gross Acres: 32.125 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: JOE DRAPER Company: TRANS TEXAS SURVEYING

Address: 401 N. NOLAN RIVER RD. Tel: 817-556-3440 Fax: N/A

City: CLEBURNE State: TX ZIP: 76033 Email: joe@transtx.com

★ Property Owner: Richard Pettijohn Company: _____

Address: 155 Trailwood Dr. Tel: 817-266-7853 Fax: _____

City: Joshua State: Tx ZIP: 76058 Email: 111pjs@sbcglobal.net

Key Contact: SAME AS APPLICANT Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ ZIP: _____ Email: _____

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

SIGNATURE: [Signature]
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Richard Pettijohn
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 30 day of June 2025

[Signature]
Notary Public

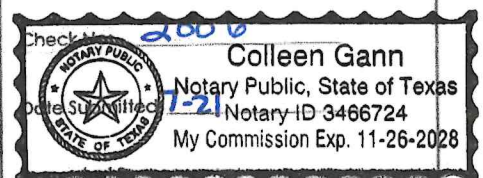
Signature: [Signature] Date: 6/30/2025

For Departmental Use Only

25-00566-01
Case No.: RP25-02

Project Manager: Joe Draper

Total Fee(s): \$10.00 + 2,500.00



Date of Complete Application: 7/21/25

PROPERTY DESCRIPTION
32.123 ACRES

BEING A TRACT OF LAND LOCATED IN THE J. M. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 32.123 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2025-20149, AND INSTRUMENT NO. 2025-20150, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND ALSO BEING KNOWN AS ALL OF LOT 4 AND LOT 6, BLOCK 1, BACK FORTY ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 686, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL DISTANCES RECITED HEREIN ARE GRID. SCALE FACTOR IS 1.000000000. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). AS SURVEYED ON THE GROUND ON MAY 14, 2025 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400.

BEGINNING AT A 2" STEEL FENCE POST FOUND (N:6855782.41, E:2315092.38) IN THE SOUTHERLY LINE OF LOT 10, BRIAROAKS ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 489, PAGE 645, P.R.J.C.T., FOR THE NORTHWESTERLY CORNER OF SAID LOT 6 AND THE NORTHEASTERLY CORNER OF LOT 1R, BLOCK A, JOSHUA RANCH ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 64, P.R.J.C.T.;

THENCE, S 87°53'15" E, A DISTANCE OF 1497.19 FEET TO A POINT IN TRAILWOOD DRIVE, FOR THE NORTHEASTERLY CORNER OF SAID LOT 6 AND BEING THE SOUTHEASTERLY CORNER OF LOT 2, SAID BRIAROAKS ESTATES, FROM WHICH A 4" WOODEN FENCE POST FOUND BEARS, S 80°37'49" W, A DISTANCE OF 0.96 FEET AND A MAG NAIL FOUND IN ASPHALT IN SAID TRAILWOOD DRIVE BEARS, S 87°53'15" E, A DISTANCE OF 15.49 FEET;

THENCE, S 00°04'23" W, WITH THE EASTERLY LINE OF SAID LOT 6 AND WITH SAID TRAILWOOD DRIVE, A DISTANCE OF 146.79 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF SAID LOT 6 AND BEING THE NORTHEASTERLY CORNER OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2414, PAGE 51, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 6 AND SAID 2.00 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 89°28'10" W, A DISTANCE OF 398.10 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF SAID LOT 6 AND THE NORTHWESTERLY CORNER OF SAID 2.00 ACRE TRACT;

S 02°29'58" E, A DISTANCE OF 256.97 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF SAID LOT 6, SAID 32.123 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF SAID 2.00 ACRE TRACT;

N 80°09'36" E, A DISTANCE OF 139.65 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF SAID 32.123 ACRE TRACT AND THE NORTHWESTERLY CORNER OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2231, PAGE 863, O.P.R.J.C.T., FROM WHICH A 1/2" IRON ROD FOUND FOR

THE SOUTHEASTERLY CORNER OF SAID 2.00 ACRE TRACT AND THE NORTHEASTERLY CORNER OF SAID 1.00 ACRE TRACT BEARS, N 80°09'36" E, A DISTANCE OF 253.59 FEET;

THENCE, S 01°09'23" E, WITH THE EASTERLY LINE OF SAID 32.123 ACRE TRACT AND WITH THE WESTERLY LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 183.32 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHERLY LINE OF LOT 2R, BLOCK 1, BACK FORTY ADDITION ACCORDING TO PLAT RECORDED IN VOLUME 11, PAGE 11, P.R.J.C.T., FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 1.00 ACRE TRACT AND THE NORTHEASTERLY CORNER OF SAID LOT 2R, BLOCK 1 BEARS, N 76°46'23" E, A DISTANCE OF 253.40 FEET;

THENCE, S 76°46'23" W, A DISTANCE OF 45.75 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "1598" FOUND FOR AN ANGLE CORNER OF SAID LOT 6 AND THE NORTHWESTERLY CORNER OF SAID LOT 2R, BLOCK 1;

THENCE, S 00°41'02" W, A DISTANCE OF 273.51 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF SAID 32.123 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF LOT 2R, BLOCK 1, SAID BACK FORTY ADDITION;

THENCE, S 89°55'58" E, A DISTANCE OF 290.28 FEET TO A 1/2" IRON ROD FOUND IN THE WESTERLY LINE OF SAID TRAILWOOD DRIVE, FOR AN EASTERLY CORNER OF SAID 32.123 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF SAID LOT 2R, BLOCK 1;

THENCE, S 00°42'07" W, WITH THE WESTERLY LINE OF SAID TRAILWOOD DRIVE, A DISTANCE OF 59.98 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "RPLS 1598" FOUND FOR AN ANGLE CORNER OF SAID 32.123 ACRE TRACT AND THE NORTHEASTERLY CORNER OF LOT 3, BLOCK 1, SAID BACK FORTY ADDITION;

THENCE, N 89°54'49" W, A DISTANCE OF 290.26 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "RPLS 1598" FOUND FOR AN ANGLE CORNER OF SAID 32.123 ACRE TRACT AND THE NORTHWESTERLY CORNER OF SAID LOT 3, BLOCK 1;

THENCE, S 00°41'02" W, A DISTANCE OF 154.22 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "RPLS 1598" FOUND IN THE NORTHERLY LINE OF A CALLED 5.49 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 201100006377, O.P.R.J.C.T. FOR THE SOUTHEASTERLY CORNER OF SAID 32.123 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF SAID LOT 3, BLOCK 1, FROM WHICH A 5/8" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID LOT 3, BLOCK 1 BEARS, S 89°52'51" E, A DISTANCE OF 290.21 FEET;

THENCE, N 89°52'51" W, AT A DISTANCE OF 1279.47 FEET, PASSING A 1/2" IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF A CALLED 4.4917 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3899, PAGE 181, O.P.R.J.C.T. AND THE NORTHEASTERLY CORNER OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4471, PAGE 632, O.P.R.J.C.T., CONTINUING IN ALL A TOTAL DISTANCE OF 1318.58 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHERLY LINE OF SAID 1.00 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF SAID 32.123 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF A CALLED 0.6538 ACRE TRACT OF LAND AS DESCRIBED

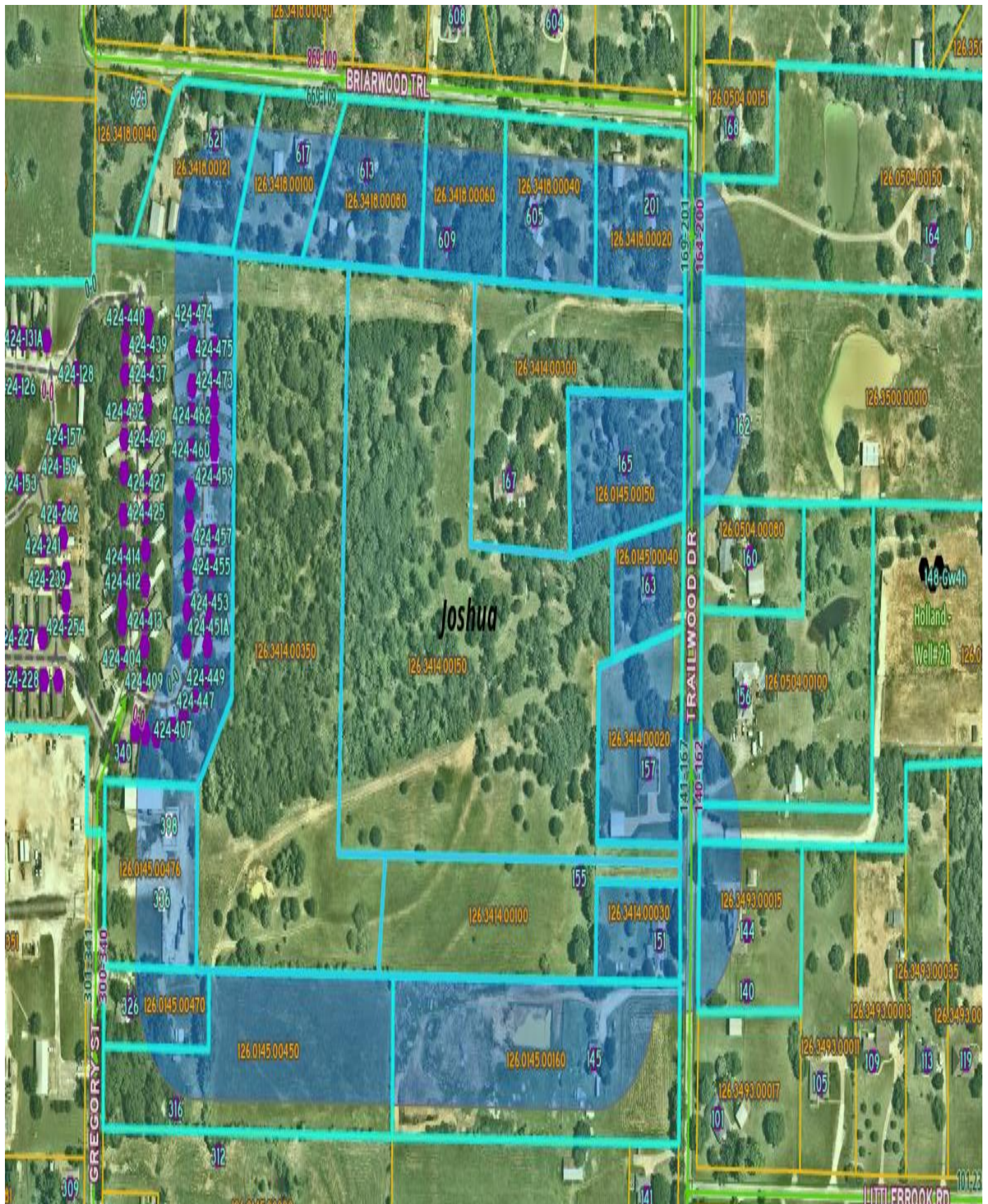
IN A DEED RECORDED IN VOLUME 370, PAGE 13, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.);

THENCE, N 00°15'45" E, A DISTANCE OF 284.43 FEET TO A POINT FOR AN ANGLE CORNER OF SAID LOT 6, THE NORTHEASTERLY CORNER OF SAID 0.6538 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF SAID LOT 1R, BLOCK A, JOSHUA RANCH ADDITION;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 6 AND SAID LOT 1R, BLOCK A, THE FOLLOWING BEARINGS AND DISTANCES:

N 38°54'11" E, A DISTANCE OF 177.87 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "RPLS 5614" FOUND FOR A COMMON ANGLE CORNER;

N 00°27'39" E, A DISTANCE OF 686.92 FEET TO THE **PLACE OF BEGINNING AND CONTAINING 32.123 ACRES OF LAND.** SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.





Plat Review

Date: August 1, 2025

To: Joe Don Draper; Laura Brown
From: Kim Wilson

Subject: Back Forty Addition

Johnson County Special Utility District (JCSUD) has received the Replat for the review of Back Forty Addition. The development is located within the Certificate of Convenience and Necessity (CCN) granted by the State. JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and the Public Utility Commission (PUC).

The requirements of the development's infrastructure are checked below:

- ☒ No infrastructure is needed, and the development can connect to the JCSUD System.
- ☐ Required to connect by installing required taps and/or road crossings.
- ☐ Required to install infrastructure listed below:
- ☐ Development has not submitted a Non-Standard Application/Utility Plans and will be required to follow the JCSUD Development Process.

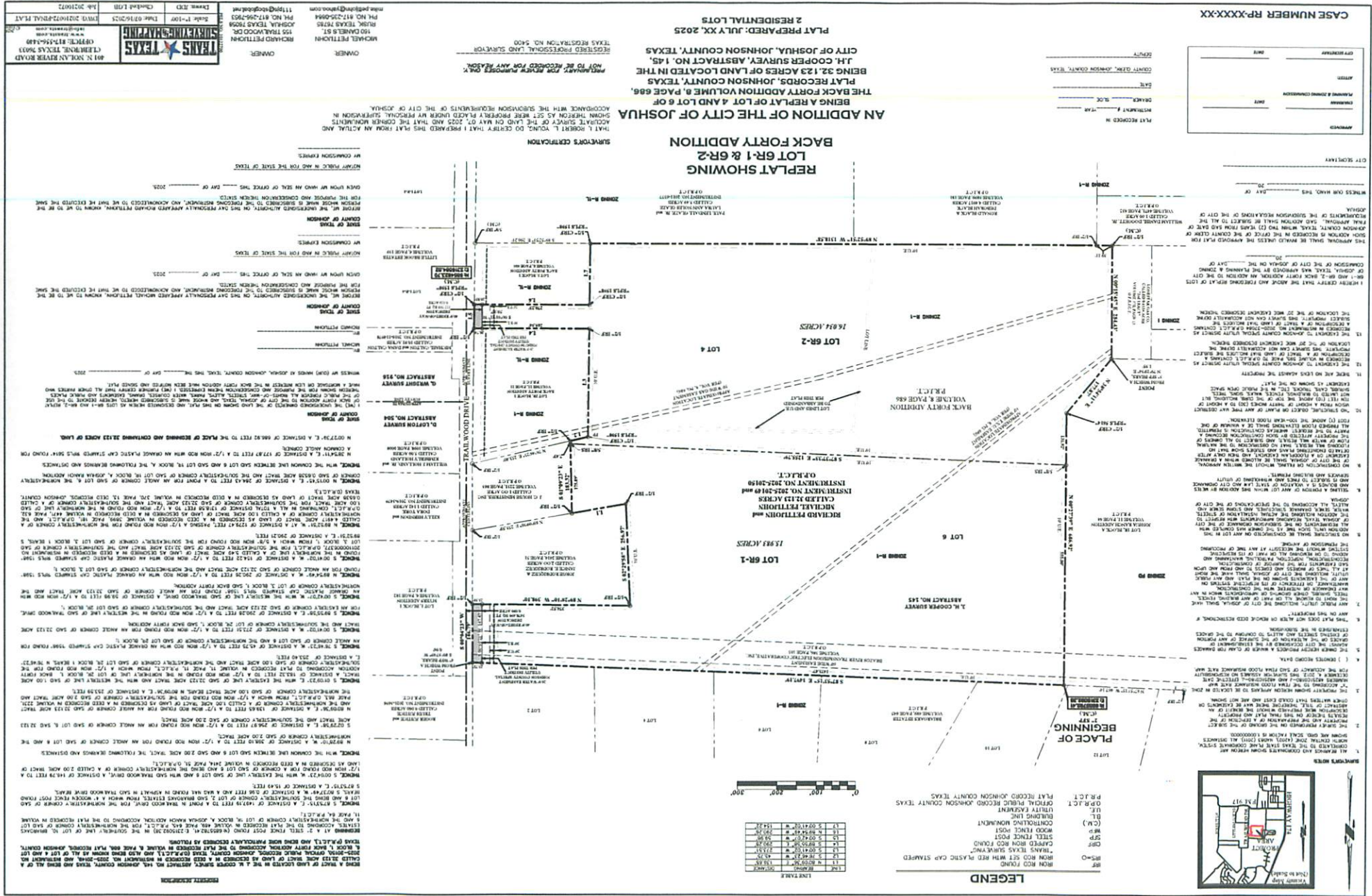
This letter does not verify the approval of the utility plans for this development.

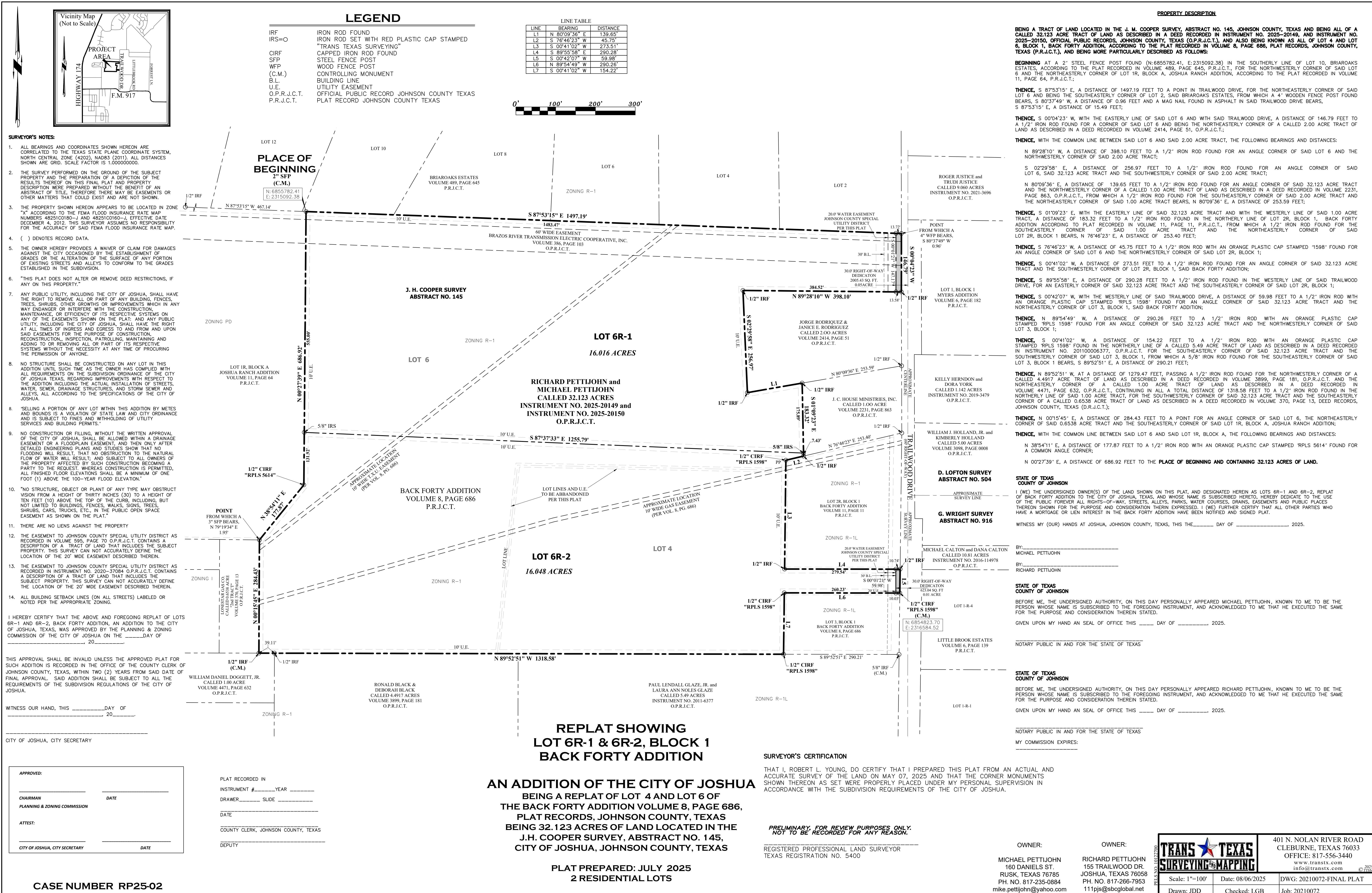
Sincerely,

Kimberly J Wilson
Easement Analyst
(817) 760-5204

Enclosure: Submitted Plat for Approval

740 FM 3048 | Joshua, TX 76058 | (817) 760-5200
JCSUD.com





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 to Replat a tract of land being approximately 32.123 acres, The Back Forty Addition, in the J.H. Cooper Survey, Abstract Number 145, County of Johnson, Texas, located at 167 Trailwood Dr., to allow for subdivision of the property and the future construction of a new home.

The Planning and Zoning Commission will conduct its public hearing on October 6, 2025, at 6:30 PM, and the City Council will conduct its public hearing and consideration on October 16, 2025, 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.



**Planning & Zoning Agenda
October 6, 2025**

Ordinance

Action Item

Agenda Description:

Discuss, consider, and possible action on a request for a Replat regarding approximately 32.123 acres of land in the J.H. Cooper Survey, Abstract No. 145, County of Johnson, Texas, located at 167 Trailwood Dr., to allow for subdivision of the property and the future construction of a new home.

Background Information:

HISTORY: The current property is platted and known as The Back Forty Addition.

ZONING: This property is zoned (R-1) Single Family Residential.

ANALYSIS: The proposed replat is to allow for subdivision of the property and the future construction of a new home.

Financial Information:

The 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.

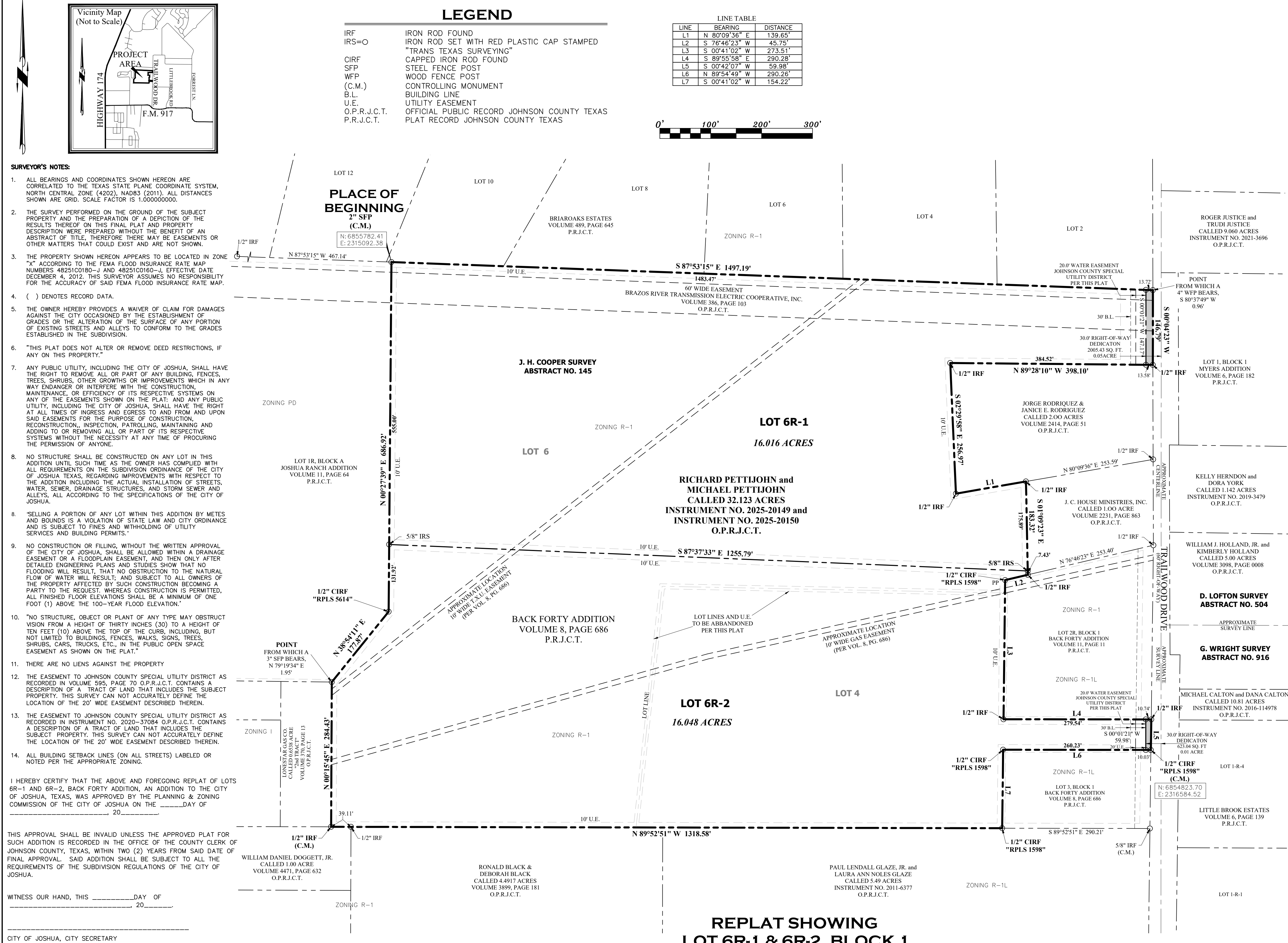
City Contact and Recommendations:

Aaron Maldonado, ACM

Staff recommends approval.

Attachments:

1. Replat



PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE J. M. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 32.123 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2025-20149, AND INSTRUMENT NO. 2025-20150, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND ALSO BEING KNOWN AS ALL OF LOT 4 AND LOT 6, BLOCK 1, BACK FORTY ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 686, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" STEEL FENCE POST FOUND (N:6855782.41, E:2315092.38) IN THE SOUTHERLY LINE OF LOT 10, BRIAROAKS ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 489, PAGE 645, P.R.J.C.T., FOR THE NORTHWESTERLY CORNER OF SAID LOT 6 AND THE NORTHEASTERLY CORNER OF LOT 1R, BLOCK A, JOSHUA RANCH ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 64, P.R.J.C.T.;

THENCE, S 87°53'15" E, A DISTANCE OF 1497.19 FEET TO A POINT IN TRAILWOOD DRIVE, FOR THE NORTHEASTERLY CORNER OF SAID LOT 6 AND BEING THE SOUTHEASTERLY CORNER OF LOT 2, SAID BRIAROAKS ESTATES, FROM WHICH A 4" WOODEN FENCE POST FOUND BEARS, S 80°37'49" W, A DISTANCE OF 0.96 FEET AND A MAG NAIL FOUND IN ASPHALT IN SAID TRAILWOOD DRIVE BEARS, S 87°53'15" E, A DISTANCE OF 15.49 FEET;

THENCE, S 00°04'23" W, WITH THE EASTERLY LINE OF SAID LOT 6 AND WITH SAID TRAILWOOD DRIVE, A DISTANCE OF 146.79 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF SAID LOT 6 AND BEING THE NORTHEASTERLY CORNER OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2414, PAGE 51, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 6 AND SAID 2.00 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 89°28'10" W, A DISTANCE OF 398.10 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF SAID LOT 6 AND THE NORTHWESTERLY CORNER OF SAID 2.00 ACRE TRACT;

S 02°29'58" E, A DISTANCE OF 256.97 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF SAID LOT 6, SAID 32.123 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF SAID 2.00 ACRE TRACT;

N 80°09'36" E, A DISTANCE OF 139.65 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF SAID 32.123 ACRE TRACT AND THE NORTHWESTERLY CORNER OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2231, PAGE 863, O.P.R.J.C.T., FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 2.00 ACRE TRACT AND THE NORTHEASTERLY CORNER OF SAID 1.00 ACRE TRACT BEARS, N 80°09'36" E, A DISTANCE OF 253.59 FEET;

THENCE, S 01°09'23" E, WITH THE EASTERLY LINE OF SAID 32.123 ACRE TRACT AND WITH THE WESTERLY LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 183.32 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHERLY LINE OF LOT 2R, BLOCK 1, BACK FORTY ADDITION ACCORDING TO PLAT RECORDED IN VOLUME 11, PAGE 11, P.R.J.C.T., FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 1.00 ACRE TRACT AND THE NORTHEASTERLY CORNER OF SAID LOT 2R, BLOCK 1 BEARS, N 76°46'23" E, A DISTANCE OF 253.40 FEET;

THENCE, S 76°46'23" W, A DISTANCE OF 45.75 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "1598" FOUND FOR AN ANGLE CORNER OF SAID LOT 6 AND THE NORTHWESTERLY CORNER OF SAID LOT 2R, BLOCK 1;

THENCE, S 00°41'02" W, A DISTANCE OF 273.51 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF SAID 32.123 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF LOT 2R, BLOCK 1, SAID BACK FORTY ADDITION;

THENCE, S 89°55'58" E, A DISTANCE OF 290.28 FEET TO A 1/2" IRON ROD FOUND IN THE WESTERLY LINE OF SAID TRAILWOOD DRIVE, FOR AN EASTERLY CORNER OF SAID 32.123 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF SAID LOT 2R, BLOCK 1;

THENCE, S 00°42'07" W, WITH THE WESTERLY LINE OF SAID TRAILWOOD DRIVE, A DISTANCE OF 59.98 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "RPLS 1598" FOUND FOR AN ANGLE CORNER OF SAID 32.123 ACRE TRACT AND THE NORTHWESTERLY CORNER OF SAID LOT 3, BLOCK 1, SAID BACK FORTY ADDITION;

THENCE, N 89°54'49" W, A DISTANCE OF 290.26 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "RPLS 1598" FOUND FOR AN ANGLE CORNER OF SAID 32.123 ACRE TRACT AND THE NORTHWESTERLY CORNER OF SAID LOT 3, BLOCK 1;

THENCE, S 00°41'02" W, A DISTANCE OF 154.22 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "RPLS 1598" FOUND IN THE NORTHERLY LINE OF A CALLED 5.49 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 201100006377, O.P.R.J.C.T., FOR THE SOUTHEASTERLY CORNER OF SAID 32.123 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF SAID LOT 3, BLOCK 1, FROM WHICH A 5/8" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID LOT 3, BLOCK 1 BEARS, S 89°52'51" E, A DISTANCE OF 290.21 FEET;

THENCE, N 89°52'51" W, AT A DISTANCE OF 1279.47 FEET, PASSING A 1/2" IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF A CALLED 4.4917 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3899, PAGE 181, O.P.R.J.C.T. AND THE NORTHEASTERLY CORNER OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4471, PAGE 632, O.P.R.J.C.T., CONTINUING IN ALL, A TOTAL DISTANCE OF 1318.58 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHERLY LINE OF SAID 1.00 ACRE TRACT FOR THE SOUTHWESTERLY CORNER OF SAID 32.123 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF A CALLED 0.6538 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 370, PAGE 13, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.);

THENCE, N 00°15'45" E, A DISTANCE OF 284.43 FEET TO A POINT FOR AN ANGLE CORNER OF SAID LOT 6, THE NORTHEASTERLY CORNER OF SAID 0.6538 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF SAID LOT 1R, BLOCK A, JOSHUA RANCH ADDITION;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 6 AND SAID LOT 1R, BLOCK A, THE FOLLOWING BEARINGS AND DISTANCES:

N 38°54'11" E, A DISTANCE OF 177.87 FEET TO A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "RPLS 5614" FOUND FOR A COMMON ANGLE CORNER;

N 00°27'39" E, A DISTANCE OF 686.92 FEET TO THE PLACE OF BEGINNING AND CONTAINING 32.123 ACRES OF LAND.

STATE OF TEXAS
COUNTY OF JOHNSON

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 6R-1 AND 6R-2, REPLAT OF BACK FORTY ADDITION TO THE CITY OF JOSHUA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE BACK FORTY ADDITION HAVE BEEN NOTIFIED AND SIGNED PLAT.

WITNESS MY (OUR) HANDS AT JOSHUA, JOHNSON COUNTY, TEXAS, THIS THE _____ DAY OF _____, 2025.

BY: _____
MICHAEL PETTIJOHN

BY: _____
RICHARD PETTIJOHN

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL PETTIJOHN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AN SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD PETTIJOHN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AN SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____



Scale: 1"=100' Date: 08/06/2025 DWG: 20210072-FINAL PLAT

401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
www.transx.com
info@transx.com



**P&Z Meeting Agenda
October 6, 2025**

Minutes Resolution

Action Item

Agenda Description:

Public hearing on a request for a conditional use permit regarding approximately .2930 acre of land in the Original Town of Joshua, Lot 4R, Block 11, City of Joshua, Texas, located at 107 N. Main Suite A, to allow for the use of an indoor Amusement Family Arcade.

- 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 (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:

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.

Item 4.

City Contact and Recommendations:

Aaron Maldonado, ACM

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

Attachments:

- 1) Conditional Use Permit Application
- 2) Development Standards
- 3) Vicinity Maps
- 4) Site, floor, elevation plan
- 5) Arcade Concept Plans
- 6) Vision of Duckie's Revenge
- 7) 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 | ☐ 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)

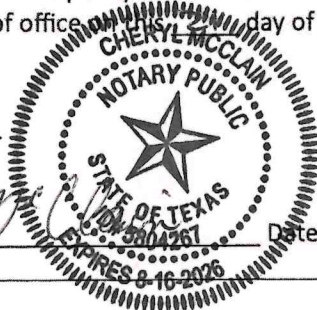
SIGNATURE: Douglas Hampton D.H.
 (Letter of authorization required if signature is other than property owner)

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

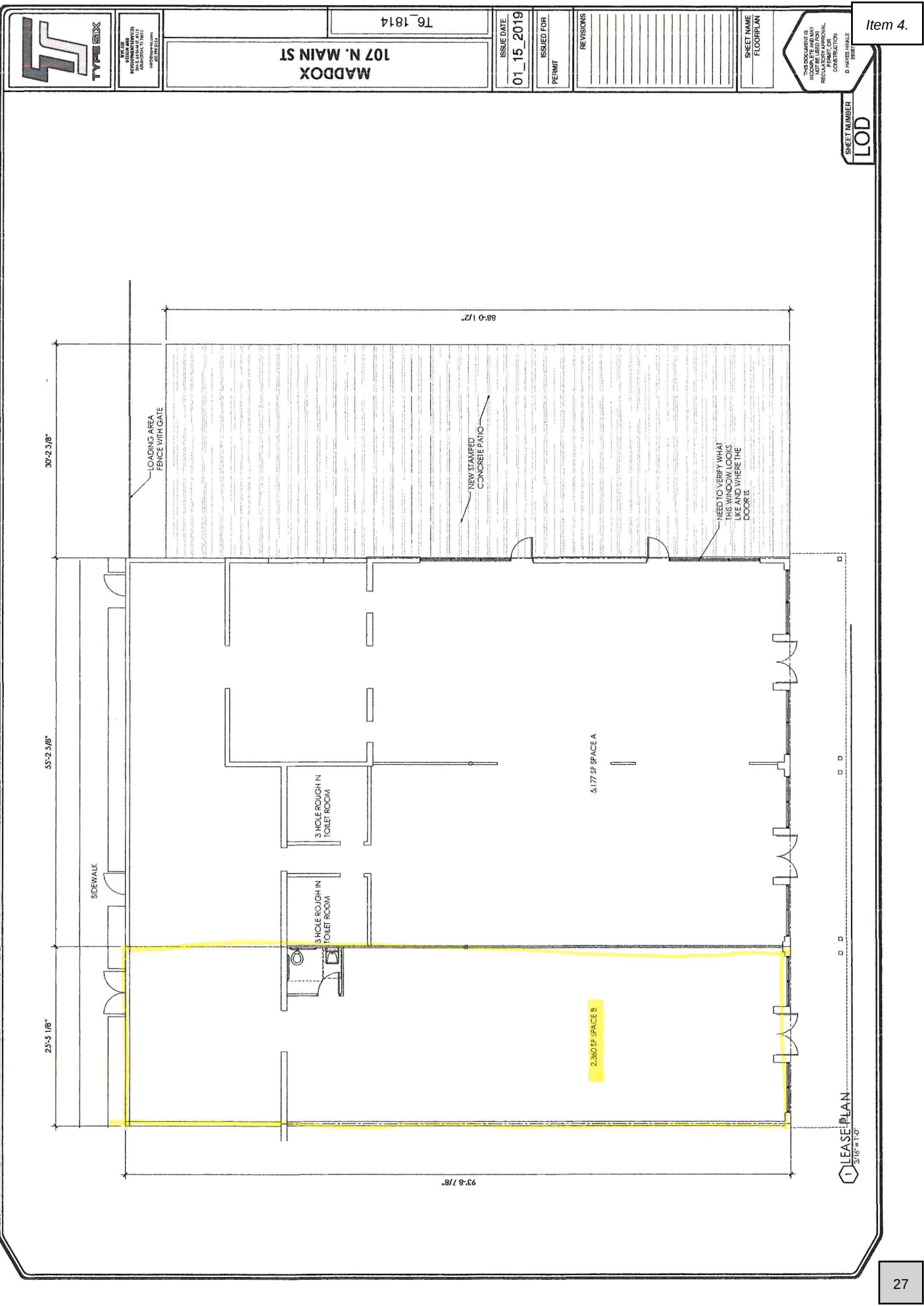
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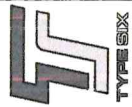


Item 4.



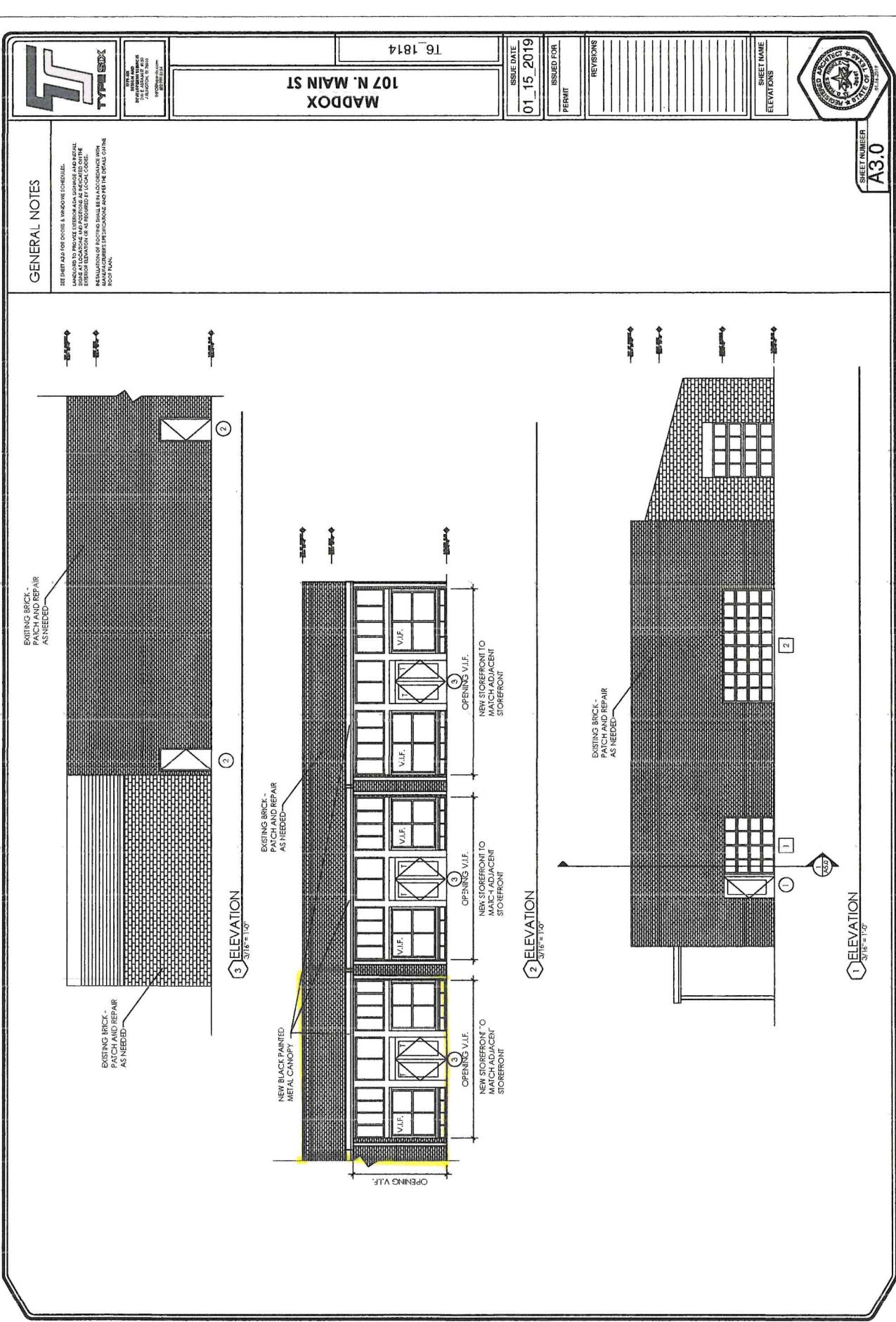


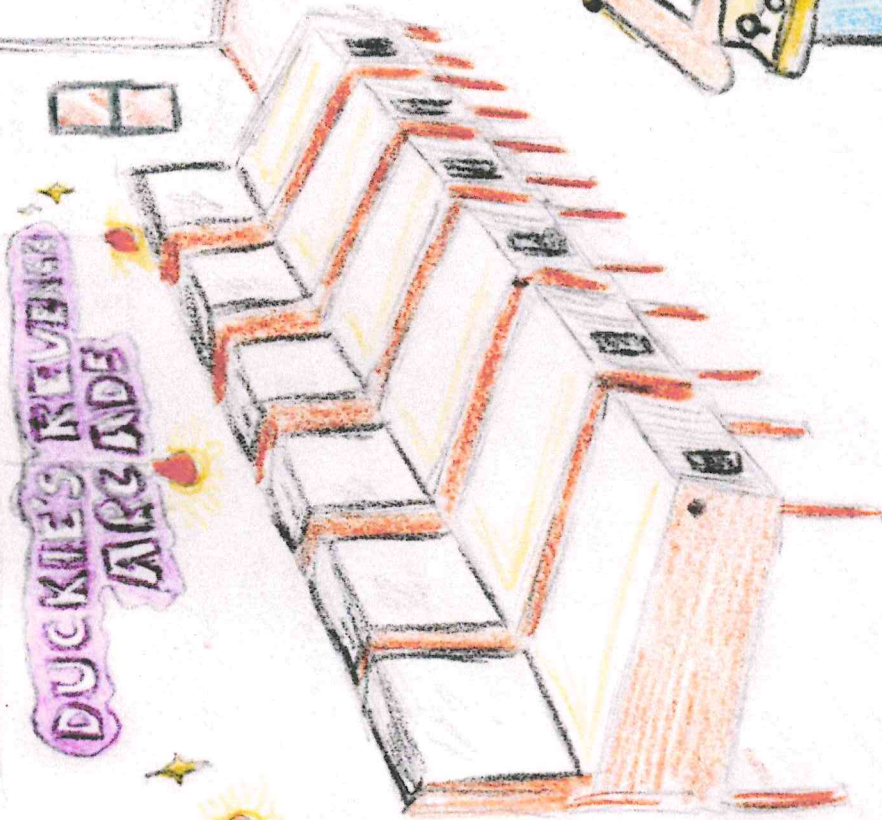
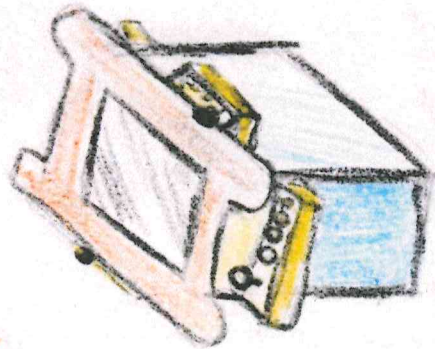
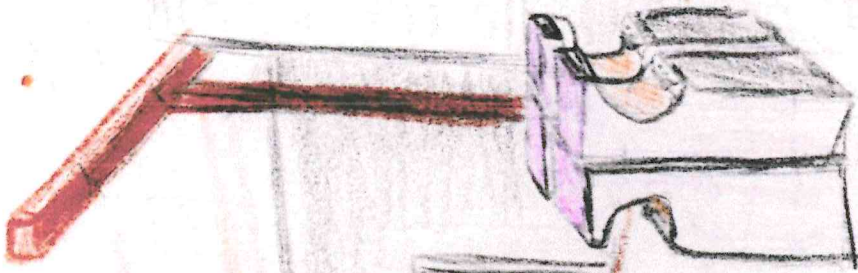
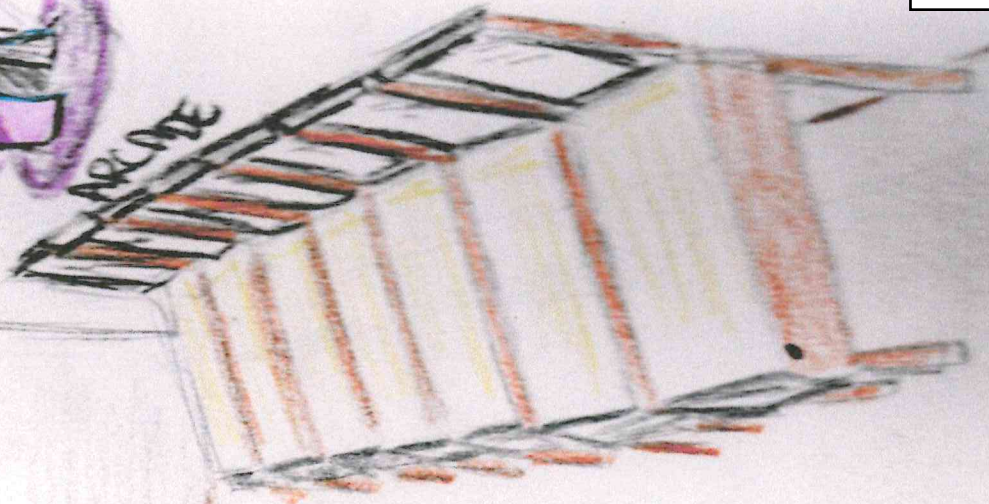
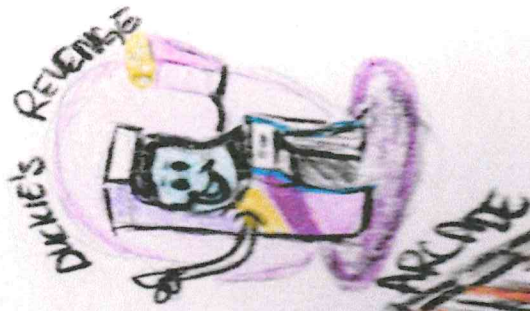


 TYPE SIX FOR ALL ENVIRONMENTAL REGULATORY CONSTRUCTION	MADDOX 107 N. MAIN ST T6_1814		ISSUE DATE 01_15_2019	ISSUED FOR PERMIT	REVISIONS	SHEET NAME FLOORPLAN	THIS DOCUMENT IS NOT VALID FOR CONSTRUCTION 0 D HAYES HALL 2017

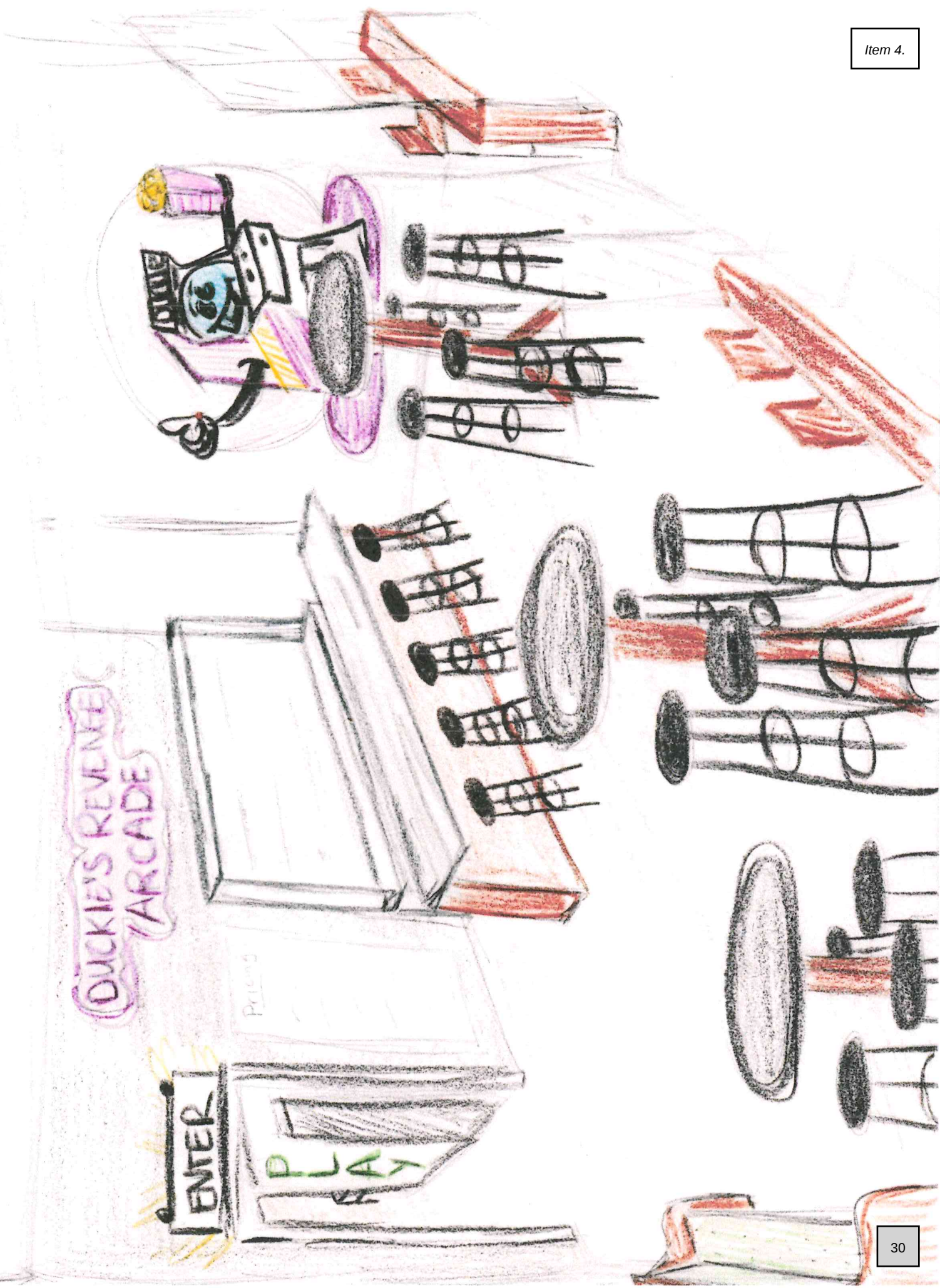
Item 4.

1. LEASE PLAN
3/16" = 1'-0"





Entrance Bar Area Concept





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

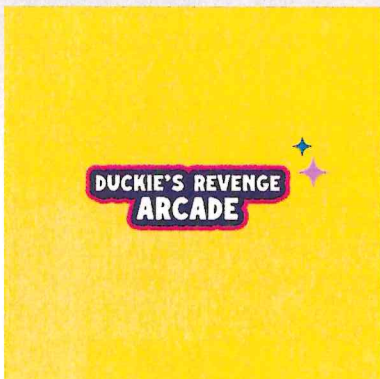


Pricing

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.)

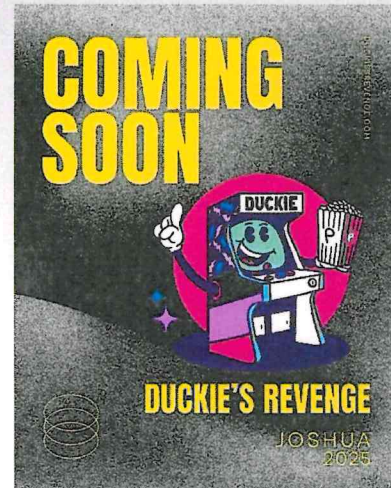


Days	Hours
Monday	Closed
Tuesday-Thursday	3:00 P.M. - 12:00 A.M.
Friday	3:00 P.M. – 2:00 A.M.
Saturday	12:00 P.M – 2:00 A.M.
Sunday	12:00 P.M. – 12:00 A.M.

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

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 Original Town of Joshua, Lot 4R, Block 11, City of Joshua, Texas, located at 107 N Main Suite A, and being approximately .2930 acre of land, allowing for the use of an Indoor Amusement Family Arcade.

The Planning and Zoning Commission will conduct its public hearing on October 6, 2025, at 6:30 PM, and the City Council will conduct its public hearing and consideration on October 16, 2025, 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.



**P&Z Meeting Agenda
October 6, 2025**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a conditional use permit regarding approximately .2930 acre of land in the Original Town of Joshua, Lot 4R, Block 11, City of Joshua, Texas, located at 107 N. Main, Suite A, to allow for the use of an Indoor Amusement Family Arcade.

Background Information:

HISTORY: The property is platted.

ZONING: This property is 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:

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:

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

Attachments: