

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the City of Joshua will hold a public hearing on **May 11, 2026**, to consider making a recommendation to the **May 21, 2026**, City Council Meeting regarding a 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 public hearing will start at 6:30 p.m. in the City Council Chambers located at 101 S. Main, Joshua, Texas. *Because you own property within two hundred (200) feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing.* Please, in order for your opinion to be taken into account, return this form with your comments prior to the date of the public hearing. *(This in no way prohibits you from attending and participating in the public hearing.)* You may mail it to the address below or drop it off in person:

**Planning Department
101 South Main Street
Joshua, Texas 76058
Attn: Aaron Maldonado**

The process includes two public hearings designed to provide opportunities for citizen involvement and comment. Prior to the public hearings, landowners within two hundred (200) feet of the subject property are notified of the request by way of this notice. The first public hearing is held before the Planning and Zoning Commission. The Commission is informed of the percent of responses in support and in opposition. Second, the petition is forwarded to the City Council for final action. If the owners of more than twenty (20) percent of the land area within two hundred (200) feet of the site submit written opposition, then six out of seven votes of the City Council are required to approve the request. ***These forms are used to calculate the percentage of landowner opposition.***

Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: _____

Printed Name: _____

Mailing Address: _____

City, State Zip: _____

Telephone Number: _____

Physical Address of Property within 200 feet: _____

609 N Broadway

Individuals may attend the Joshua Planning & Zoning and City Council meeting in person.

* See attached comments

Regarding: Conditional Use Permit for 613 N. Broadway St.

I'm the owner of a pet care facility directly adjacent to this property and have operated my business at this location for 17 years, since 2009.

While I understand this proposal is for an indoor amusement/recreational use, I do have concerns regarding compatibility with my business, which provides boarding care for animals and requires a calm, low-stress environment, particularly during evening and overnight hours.

Based on prior experience with a late-night entertainment use at this same property location, I am particularly mindful of the importance of proactive conditions to prevent operational conflicts and impacts to adjacent businesses.

I would respectfully request that any approval include reasonable conditions addressing the following:

Amplified Sound:

While the activity is described as indoor, the adjacent structure is a metal building, which can carry and project sound more easily, particularly during high-energy use.

Because our business provides overnight boarding care for our client's pets, it's important to note that animals are significantly more sensitive to both sound and vibration than humans.

Sudden or sustained exposure to lower-frequency (bass) sound and vibration, can cause stress and disruption, particularly during evening and overnight hours when a calm environment is essential.

Because of this, I would request that any amplified music or sound be limited to daytime and early evening hours, ideally concluding by 8:00 PM, to minimize disruption to the animals in our care.

Parking and Traffic Management:


Due to the close proximity of our properties and the nature of event-based traffic (such as parties and group activities), I would also request clear measures to prevent overflow parking onto neighboring business properties.

Our facility has limited parking, and despite clearly posted signage indicating parking is reserved for our clients, we have consistently experienced customers of neighboring businesses parking in our lot and walking to adjacent properties. This has been an ongoing issue over many years and it directly impacts our ability to serve our clients.

For this reason, it is especially important that appropriate parking management measures be in place to ensure that guests utilize only the designated parking areas for this use.

I appreciate the opportunity to provide input and respectfully request that these considerations be included to ensure compatibility between uses and to help prevent avoidable impacts on adjacent businesses.

Thank you,
Melinda Wolff



5/4/26