



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

Minutes Resolution

Action Item

Agenda Description:

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

Background Information:

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

Analysis:

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

Purpose of Conditional use permit:

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

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado

ACM

Staff recommends approval of the CUP.

Attachments:

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