



**MINUTES
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

Director Gibson announced a quorum and called the meeting to order at 6:39 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 March 2, 2026, meeting minutes.

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

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Torrez, Commissioner Rayburn, Commissioner Purdom, Commissioner Jenkins

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).

Commissioner Gibson opened the public hearing at 6:40 pm.

Asst. City Manager read the following report:

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 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.

The owner, Chelsea Brashear, stated that the business will be an indoor Nerf Arena, they will host parties, and everything will be structured. The gameplay will always be monitored. She stated that birthday parties will be about 55 percent of their revenue. The minimum age is 5 years and older, not open during the day, unless a special event such as a team building event, and no weapons are allowed in the building at any time.

The following spoke against the CUP:

Mrs. Dana Cude and her neighbor both stated that they are worried about cars parking on the street, parking in neighborhoods, excessive noise, and the biggest thing is the effect it has on community. In addition, Mrs. Cude stated that she is worried about the crime rate,

Mrs. Brashear stated that she appreciated the concerns expressed by nearby property owners and addressed several measures that would help alleviate those concerns. She explained that the facility would not generate a large volume of patrons entering and exiting at the same time and that adequate parking is available on-site. She further stated that no excessive noise is anticipated and that all activities will take place indoors, resulting in no outdoor noise impacts. Mrs. Brashear also noted that all patrons under the age of 18 must be accompanied by an adult and that a wristband system will be utilized for participant identification and supervision.

Director Gibson closed the public hearing at 6:58 pm.

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).

Motion made by Commissioner Rayburn to approve the Conditional Use Permit. Seconded by Commissioner Allred Sr.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Torrez, Commissioner Rayburn, Commissioner Purdom, Commissioner Jenkins

D. ADJOURN

Commissioner Gibson adjourned the meeting at 7:08 pm.

Approved: June 1, 2026

Brent Gibson, Chair

ATTEST:

Alice Holloway, City Secretary