



Case ZC26-002

PRESENTED TO CC- 5.4.2026

TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

ZC – 3425 SW Wilshire

Location:

- 3425 SW Wilshire

Applicant:

- Monica Smith (Outer Orbit Tattoo LLC)
- Benny Branson(Owner)

Item for approval:

Zoning Change from “GR” General Retail to “C” Commercial with a Specific Use Permit for a tattoo studio (Case ZC26-002).



Zoning

GR, General Retail



Comprehensive Plan

Community Commercial



C, Commercial Land Usage

Allowed by-right

Amusement, commercial (outdoor)
 Auto repair, glass, seat cover, muffler
 Auto, new used auto sales; outdoors
 Auto painting or body shop
 Batting cages
 Bakery or wholesale candy
 Bottling works
 Building materials sales
 Cabinet and upholstery shop
 Clothing or similar manufacturing
 Day camp for children
 Drop-in child care center
 Greenhouse or commercial nursery Hauling
 or storage company
 Laboratory manufacturing
 Laboratory research
 Lithography or print shop
 Local franchise utility

Maintenance and repair services for
 buildings
 Mold and tool shop
 Monument manufacturing
 Mortuary or funeral home
 Motel or hotel
 Motorcycle sales and repair
 Musical instrument sales and
 manufacturing
 Paint shop
 Pawnshop
 Pet shop
 Playfield or stadium (public)
 Retail shop, apparel, gift accessories and
 similar items
 Rodeo grounds
 Roller or ice rink
 Trailer, manufactured home sales, or rental,
 assembly and manufacturing
 Wholesale sales/storage

Specific Use Permit required

Amusement, commercial (indoor)
 Animal pound (private)
 Community center (private)
 Kennel (indoor)
 Liquor store
 Miniwarehouse
 Miniature golf course
 Small tractor and farm equipment sales and repair
 Tattoo Studio

Specific Use Permit requirements: tattoo studio

In considering whether to grant a specific use permit, the following **shall** be required:

- a. Hours of operations (cannot commence application of a tattoo other than stated hours of operation)
 - i. No earlier than 10AM
 - ii. Sundays no later than 6PM
 - iii. All other days no later than Midnight
- b. Tattoo Studios not allowed to operate in residential areas
- c. Signage requirement
 - i. No flashing signs
 - ii. No neon signs
- d. No loitering on permitted premises

Specific Use Permit considerations: tattoo studio

In considering whether to grant a specific use permit, the following shall be considered in addition to the other factors to be considered while granting an SUP:

a. Distance to residentially zoned areas, churches, schools, day-care facilities, and other tattoo studios.

Nearest residential zoned area: Mountain Valley / ~130 feet to the east

Nearest known church: Iglesia Bautista De Joshua / ~1,200 feet to the south
First Assembly of God / ~1,300 feet to the northwest
Joshua Baptist / ~1,400 feet to the northeast

Nearest known school: Joshua Christian Academy / ~1,660 feet to the south
North Joshua Elementary / ~3,400 feet to the north

Nearest known day-care facility: Punkin Patch / ~1,390 feet to south

Nearest known tattoo studio: 5.4 Miles to the North East (378 NW Hillery)



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Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.



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Staff Recommendation:

- Staff has determined that the requested zoning district of C, Commercial allows for higher intensity uses by-right than staff would recommend at this location due to proximity to residential and surrounding urban development
- Staff recommends disapproval of the ordinance for a zoning change.



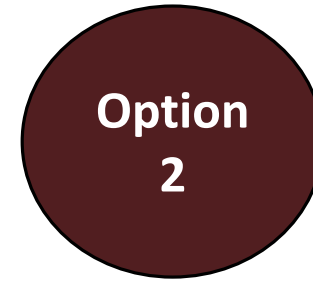
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P&Z Summary:

- The Commission was unable to pass a motion on this item. 2 motions were made for approval, but failed to receive a second. Additionally, 2 motions were made for disapproval and failed to pass (3-4).
- Several Commissioners asked about the possibility of allowing the SUP for a tattoo studio in General Retail; as opposed to changing the base zoning district to C, Commercial. Staff explained that the Code as written today did not allow for the applicant to pursue an SUP for this use in the GR, General Retail district. Several Commissioners recommended that Council consider changing Appendix B, Zoning Regulations to allow for the applicant to request the SUP in the General Retail zoning district.
- One speaker (Joshua resident) spoke in opposition to the changing of the base zoning district to C, Commercial but was not vocally opposed to the SUP request of the tattoo studio.
- The applicant answered questions regarding the business activity and confirmed that it was a private (appointment only) studio and that she would be the owner and artist. She stated that she owns a home in the adjacent neighborhood and is normally booked for appointments in advance of 4 to 8 months; so their would not be walk-in service.



**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

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