


City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Development Services Director
MEETING: May 4, 2026

SUBJECT:

3425 SW Wilshire (ZC26-002): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from “GR” General Retail to “C” Commercial with a Specific Use Permit (SUP) for a tattoo studio. (First and Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission action was unable to pass a motion for or against this item.)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning</p>

SUMMARY:

On March 2, 2026, an application was submitted by Monica Smith with Outer Orbit Tattoo LLC on behalf of Benny Bransom (owner) to change the zoning of approximately 0.28 acres of land to “C” Commercial with a Specific Use Permit for a tattoo studio.

DEVELOPMENT OVERVIEW:

If the zoning change was approved, the entire 0.28 parcel would be rezoned to C, Commercial and all uses allowed within that zoning district would be allowed by-right on the parcel. If the Specific Use Permit was approved, it would only apply to Suite E; which is approximately 400 square feet of the existing 2,500 square feet. No structural changes to the existing building are being proposed, the applicant is proposing a panel replacement on the existing multi-tenant pole sign.

Appendix B, Zoning; Article III; Zoning Districts, Section 78-110; Commercial Specific use permit:

Tattoo studio

1. 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

2. 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)

3. The application for a building permit shall be accompanied by a copy of the applicant's state license.

4. After five affirmative findings of violations of either state or local regulations relating to the operations of the tattoo studio the specific use permit will be automatically terminated.

Zoning and Land Use Table

	Zoning	Use
Subject Site	GR, General Retail	Retail uses
North	GR, General Retail	Retail uses
East	City of Joshua (R1)	Single-family
South	GR, General Retail	Retail uses
West	City of Joshua (C1)	Commercial

This site is designated in the Comprehensive Plan as Community Commercial.

Community Commercial is generally located along major streets and at significant nodes. This category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development. Corresponding zoning districts may include NS, Neighborhood Services and GR, General Retail.

Staff has determined the requested zoning 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.

RECOMMENDATION:

Recommend disapproval of the ordinance for the zoning change to C, Commercial.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

April 14, 2026: The Planning and Zoning Commission was unable to pass a motion for approval or disapproval of the request.

REFERENCE:

[City of Burleson, TX Zoning](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

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