



# Case ZC26-002

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PRESENTED TO P&Z– 4.14.2026

LIDON PEARCE, AICP, CNU-A

PRINCIPAL PLANNER

# ZC – 3425 SW Wilshire

## Location:

- 3425 SW Wilshire

## Applicant:

- Monica Smith (Outer Orbit Tattoo LLC)
- Benny Bransom(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.



# ZC – 3425 SW Wilshire

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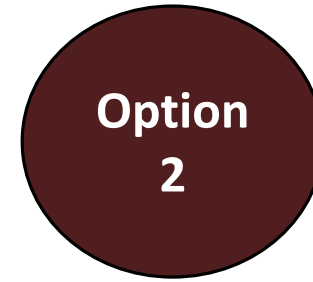
## Staff Recommendation:

- 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.





**Recommend  
Approval**



**Recommend  
Denial**



# Questions / Comments

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