



PLANNING AND ZONING COMMISSION MEETING AGENDA

The Planning and Zoning Commission of the City of Gun Barrel City, Texas will meet in a Regular Meeting in City Hall Council Chambers, located at 1716 W. Main Street Gun Barrel City, Texas, on Monday, April 13, 2026 at 6:00 PM.

1. CALL TO ORDER

2. ROLL CALL & QUORUM

3. CITIZEN COMMENTS (Limited to five minutes)

Citizen Comments are accepted for items on this agenda. No other issue can be addressed. Any person desiring to speak must fill out the comment form prior to the gaveling to order of the meeting. Individual citizen comments are limited to five minutes and minutes are not transferable to another citizen. Any person desiring to speak must be recognized by the presiding officer and come to the podium. Commissioners will not respond to comments during the public hearing but may refer to them during their discussion of the issue.

4. NEW BUSINESS

4.A Consider and take action to approve the January 14, 2026, meeting minutes.

4.B Public hearing on a request from Zulema Padilla to grant a Special Use Permit for a Tattoo Studio located at 229 East Main Street, Gun Barrel City, Texas 75156, as required by Section 156.041(B)(3)(g) of the Code of Ordinances (General Business District – B-2, Uses permitted by Special Use Permit).

4.C Consider and take action to make a recommendation to the City Council on a request from Zulema Padilla to grant a Special Use Permit for a Tattoo Studio located at 229 East Main Street, Gun Barrel City, Texas 75156, as required by Section 156.041(B)(3)(g) of the Code of Ordinances (General Business District – B-2, Uses permitted by Special Use Permit).

5. ADJOURNMENT

Attest:

Approved:

Janet Dillard, City Secretary

Angela Smith, City Manager

I certify that this Notice of Meeting was posted in a glass-enclosed case in front of City Hall at 1716 West Main Street, Gun Barrel City, Texas, and available for viewing by the public 72 hours prior to the meeting date and time above, as well as at the City's website at www.gunbarrelcity.gov.

Janet Dillard, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary Office at (903) 887-1087 for further information.

STATE OF TEXAS
COUNTY OF HENDERSON
CITY OF GUN BARREL CITY

The Planning and Zoning Commission of the City of Gun Barrel City, Texas met in a regular Meeting in City Hall Council Chambers, located at 1716 W. Main Street Gun Barrel City, Texas, on Wednesday, January 14, 2026, at 6:00 p.m.

1. CALL TO ORDER

Chairperson, Sharla Johnson called the meeting to order at 6:00 p.m. Roll was called and a quorum established.

2. ROLL CALL & QUORUM

Members in attendance included Sharla Johnson, Ava Towner, Gilbert Shelby and DeeAnn Jones.

3. CITIZEN COMMENTS (Limited to five minutes)

There were no citizen comments.

4. NEW BUSINESS

4.A Consider and take action to approve the December 8, 2025, meeting minutes.

Gilbert Shelby made a motion to approve the December 8, 2025, meeting minutes. DeeAnn Jones seconded and all members voted yes to approve. Motion carries.

4.B Consider and take action to approve the 2026 P&Z meeting schedule.

DeeAnn Jones made a motion to approve the 2026 P&Z meeting schedule. Ava Towner seconded and all members voted yes to approve. Motion carries.

4.C Public hearing for a request from Gun Barrel 606 Estate LLC. approving a preliminary plat for 606 E. Main Street, Gun Barrel City, Texas 75156, a 14.63-acre tract, situated in the G.T. Walters survey, abstract no. 794 for 73 single family lots and one daycare lot located in the City of Gun Barrel City, Texas, 75156.

City Planner, Brittany Anderson advised the applicant pulled the following four items from the agenda and no action is required today.

Chairperson, Sharla Johnson asked for a motion to table all items. Gilbert Shelby made a motion to table items 4C, 4D, 4E and 4F. Ava Towner seconded and all members voted yes to approve. Motion carries.

- 4.D Consider and take action to make a recommendation to the City Council on a request from Gun Barrel 606 Estate LLC. approving a preliminary plat for 606 E. Main Street, Gun Barrel City, Texas 75156, a 14.63-acre tract, situated in the G.T. Walters survey, abstract no. 794 for 73 single family lots and one daycare lot located in the City of Gun Barrel City, Texas, 75156.
- 4.E Public hearing on a request from Gun Barrel 606 Estate LLC. for a special use permit for a daycare facility situated in the G.T. Walters survey, Abstract No. 794, Block B, Lot 12 of the new subdivision (Main Street Addition) formerly known as 606 E. Main Street, Gun Barrel City, Texas, owned by Syed Nasir Ali Rizvi.
- 4.F Consider and take action to make a recommendation to the City Council on a request from Gun Barrel 606 Estate LLC. for a special use permit for a daycare facility situated in the G.T. Walters survey, Abstract No. 794, Block B, Lot 12 of the new subdivision (Main Street Addition) formerly known as 606 E. Main Street, Gun Barrel City, Texas, owned by Syed Nasir Ali Rizvi.

5. ADJOURNMENT

The meeting adjourned at 6:05 p.m.

Attest:

Approved:

Janet Dillard, City Secretary

Sharla Johnson, Chairperson

SPECIAL USE PERMIT SCHEDULE
Tattoo Studio
Zulema Padilla, Applicant
tattoomafiadallas@gmail.com
229 East Main Street, Gun Barrel City, TX 75156

- 03/20/26 Public hearing notice sent to paper.
- 03/25/26 Letters mailed to property owners within 200 feet of the property.
- 03/29/26 P&Z & City Council public hearing notice published in paper - at least 15 days prior to the City Council meeting.
- 04/13/26 P&Z Meeting with the following items:
- Public hearing on a request from Zulema Padilla to grant a Special Use Permit for a Tattoo Studio located at 229 East Main Street, Gun Barrel City, Texas 75156, as required by Section 156.041(B)(3)(g) of the Code of Ordinances (General Business District – B-2, Uses permitted by Special Use Permit).
- Consider and take action to make a recommendation to the City Council on a request from Zulema Padilla to grant a Special Use Permit for a Tattoo Studio located at 229 East Main Street, Gun Barrel City, Texas 75156, as required by Section 156.041(B)(3)(g) of the Code of Ordinances (General Business District – B-2, Uses permitted by Special Use Permit).
- 04/28/26 Regular City Council Meeting with the following items:
- Public hearing on a request from Zulema Padilla to grant a Special Use Permit for a Tattoo Studio located at 229 East Main Street, Gun Barrel City, Texas 75156, as required by Section 156.041(B)(3)(g) of the Code of Ordinances (General Business District – B-2, Uses permitted by Special Use Permit).
- Consider and take action to adopt Ordinance #O-2025-00X granting a special use permit to Zulema Padilla for a Tattoo Studio located at 229 East Main Street, Gun Barrel City, Texas.

CITY OF GUN BARREL CITY
Application for Special Use Permit

Address of Site
Applicant/Owner Information
Name of Owner: <u>Zulema Padilla</u>
Name of Business: <u>Tattoo Mafia Aesthetics and wellness by zulema padilla</u>
Name of applicant (if different): _____
Contact E-mail: <u>tattoomafiadallas@gmail.com</u>
Contact Phone: <u>469-358-5028</u>

Legal Description

Lot(s) Number: <u>LT. 246</u>	Tract/Block(s) Number: <u>map 1d. 16E</u>
Current zoning: _____	<u>AB 59 JP Brown Sur, Tamarack</u>
Acres: _____	Subdivision: <u>venture</u>

Existing & Proposed Use Description

Existing use of the site (empty lot, leased space, etc.): _____
Description of special use request: <u>I am a individual that performs tattoos piercings, cosmetic makeup, botox, lip filler, air brush</u>

Acknowledgment

I certify that the above information is accurate and complete to the best of my knowledge and that I will be fully prepared to present the above proposal at both the Planning and Zoning Commission and City Council public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the City Secretary. I understand that the full application fee is non-refundable once paid to the city.

Owner Signature: Zulema Padilla

Date: 3-3-26



Applicant Plan of Operation

All non-residential uses must provide the following information with the application

Describe proposed use

lip filler, Airbrush
Tattoos, Piercings, Botox, Cosmetic Makep. I am
a individual with a shop in dallas but I
purchased a home here in GBC so i would like
to promotion my work and by appointment accept
client

Indicate hours of operation

8AM - 9pm

Total number of employees

1 myself

Indicate if any activity or storage is proposed outside the building

Other relevant unique information regarding site

It is a up and running business they rent out
offices for barbers, lashes, cosmerologist



Applicant Checklist For Special Use Permit

- ☒ Receipt and Recognition of Information & Guidelines for Special Use Permits/Rezoning
- ☒ Completed signed Application
- ☒ Plan of Operation (for non-residential uses)
- ☒ Application fee receipt: **Special Use - \$250.00**
- ☐ A survey along with a drawing to scale of the property requested to be granted an SUP

I certify that the information supplied on this application and the attached materials is accurate and true to the best of my knowledge.

Signature of Owner: *Suzana Padilla* Date: 3-3-20

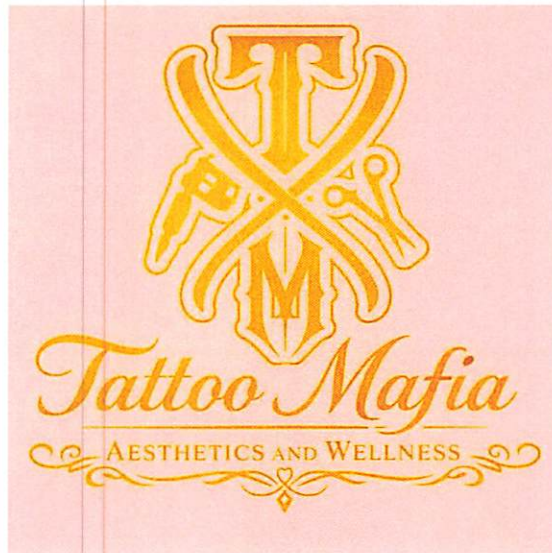
For Office Use Only

Reviewed by: _____

Reviewed by: _____

Accepted by: _____ Date: _____





Public Hearing Proposal Submission Packet

Tattoo Mafia Ink, Aesthetics & Wellness

Owner: Zulema Padilla

Proposed Location: 229 E Main St, Gun Barrel City, TX 75156

Business Overview

- Small private suite studio.
- Tattoo services. *Airbrush service*
- Body piercing services.
- Cosmetic permanent makeup services.
- Botox services. *- Lip filler*
- Appointment-based, owner-operated business.

Owner Background

- Owner of Tattoo Mafia (Dallas, TX) since 2010.
- Over 15 years experience in tattoo industry.
- Medical Assistant experience.
- Certified Phlebotomist (2021).
- Licensed Concierge Botox Injector (2025).

Licensing & Compliance

- State-issued licenses for tattoo and piercing operations.
- Proper medical certifications for Botox services.
- OSHA-compliant sanitation and safety procedures.
- Sterilization and infection control protocols in place.
- Single-use needles and approved sharps disposal systems.

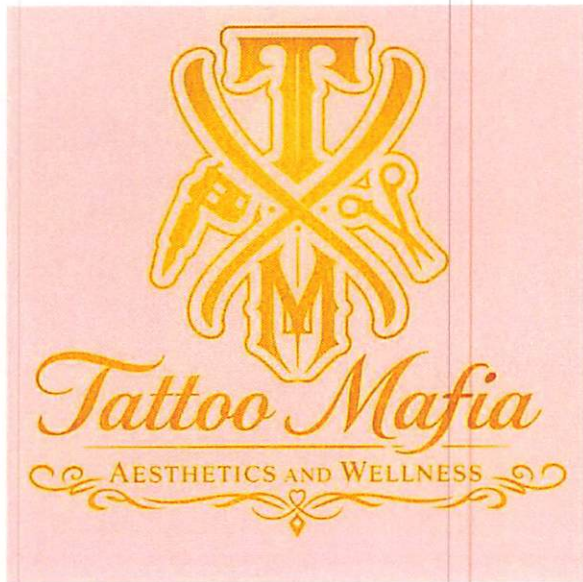
Commitment to Gun Barrel City

- Locally owned and operated small business.
- Quiet, appointment-only professional suite.
- Positive addition to Main Street businesses.
- Committed to maintaining high safety and professional standards.
- Focused on long-term economic contribution to the community.

Respectfully submitted for City Council consideration.

Zulema Padilla

Tattoo Mafia Ink, Aesthetics & Wellness



TATTOO MAFIA

TATTOOS*PIERCINGS*AIRBRUSH

PERMANENT MAKE UP

MEDICAL ASSISTANT

CERTIFIED PHLEBOTOMIST



FB/ZULEMA PADILLA



IG/TATTOOMAFIADALLAS



TATTOO MAFIA TATTOOS AND PIERCINGS
TATTOOMAFIADALLAS@GMAIL.COM

735 N.WESTMORELAND
DALLAS TEXAS 75211

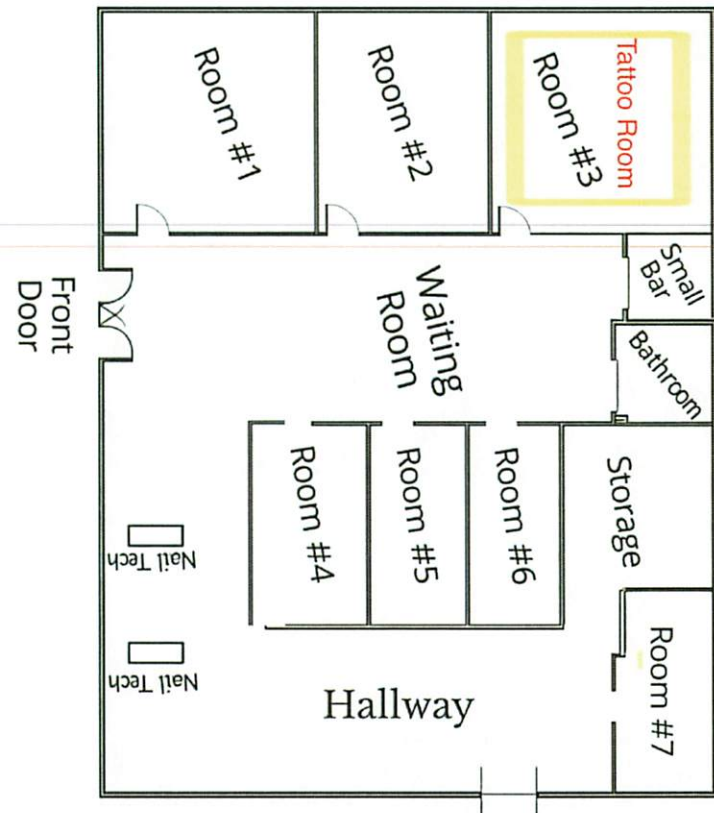
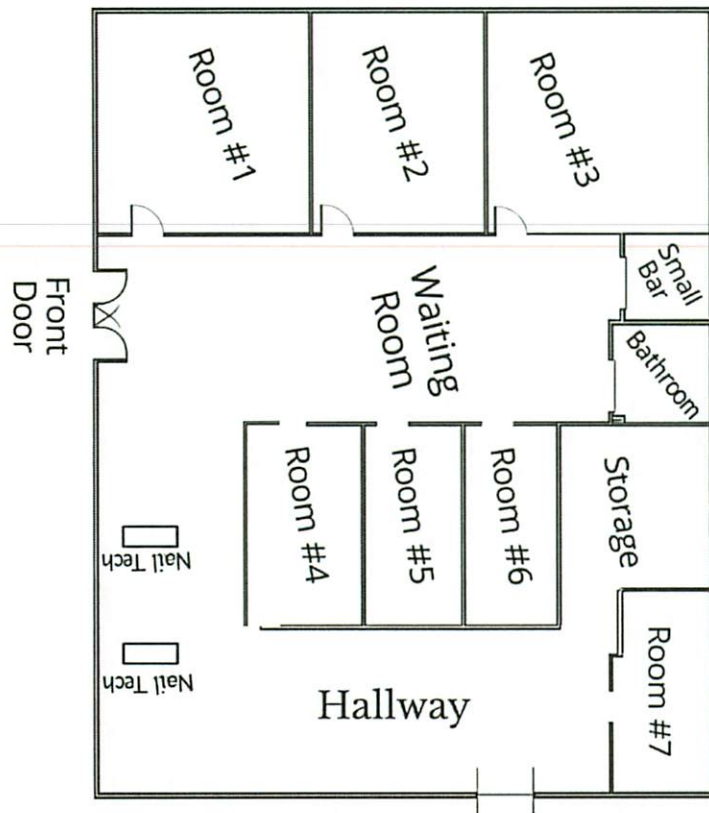
INSIDE BARGAIN CITY BAZAR STE#P108

469-358-5028



229 E Main St Gun Barrel city



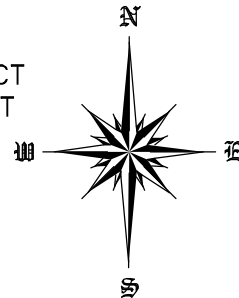


LEGEND

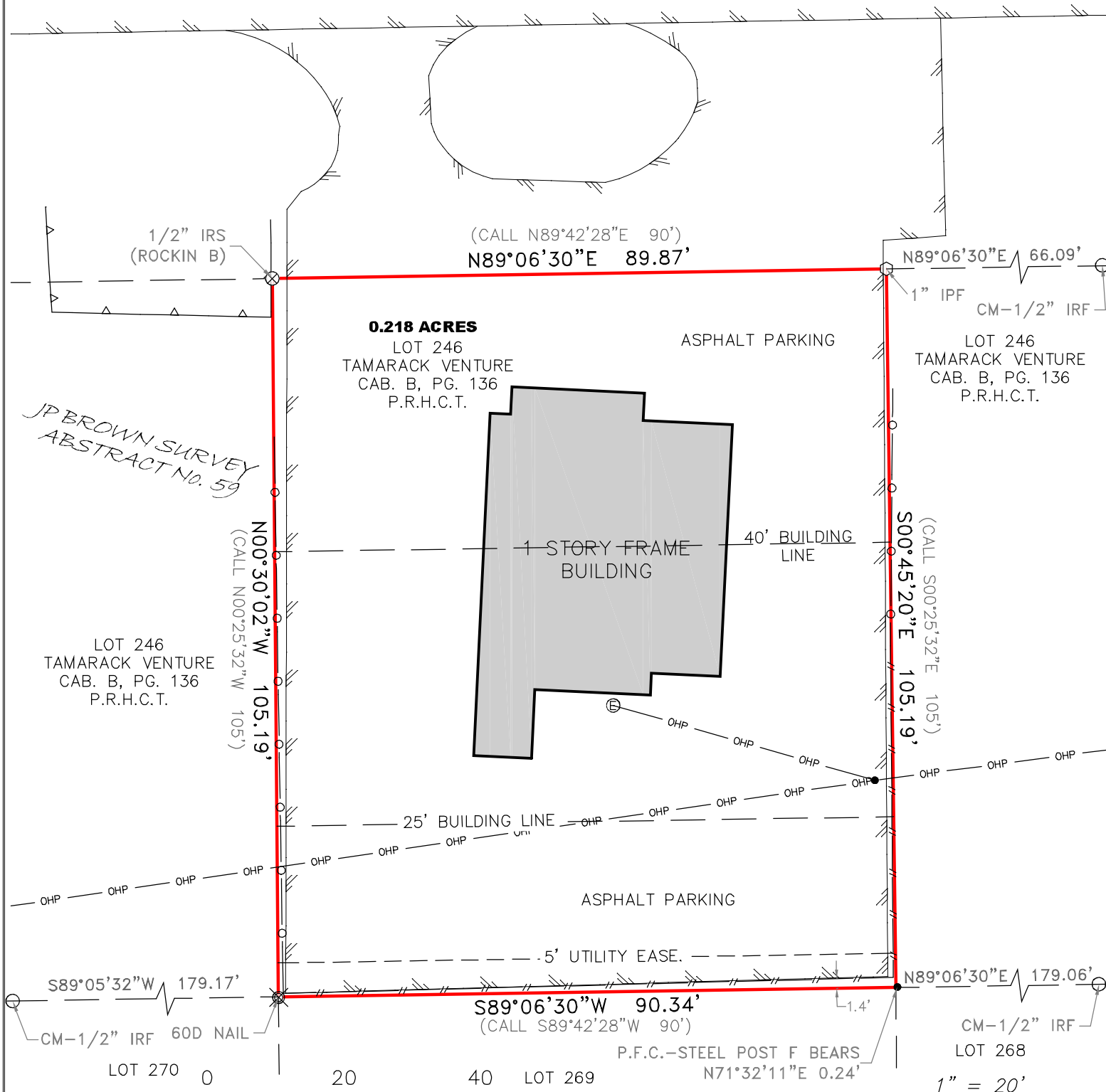
CM CONTROLLING MONUMENT	OHT - OVERHEAD TELEPHONE
1/2" IRON ROD FOUND	OHP - OVERHEAD ELECTRIC
1/2" IRON ROD SET (ROCKIN B)	—#—#—# PIPE FENCE
POINT FOR CORNER	—#—#—# METAL FENCE
1/2" IRON PIPE FOUND	—x—x—x WOOD FENCE
POWER POLE	—o—o—o WIRE FENCE
WATER METER	△ OVERHEAD ELECTRIC
CONCRETE R.O.W. MON	← GUY WIRE
60D NAIL FOUND	E ELECTRIC PEDESTAL
FH FIRE HYDRANT	T TELEPHONE PEDESTAL
GAS METER	C CLEANOUT S SEPTIC LID
WATER VALVE	ASPHALT PAVING
	GRAVEL/ROCK
	ROAD OR DRIVE

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN JP BROWN SURVEY, ABSTRACT No. 59, HENDERSON COUNTY, TEXAS, BEING LOT 246, TAMARAC VENTURE SECTION ONE, PLAT RECORDED IN CABINET B, SLIDE 136, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.



EAST MAIN STREET
(STATE HIGHWAY 334)



SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
- 2) CALL BEARINGS, DISTANCES, BUILDING LINES, AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SPECIFIED.
- 3) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.

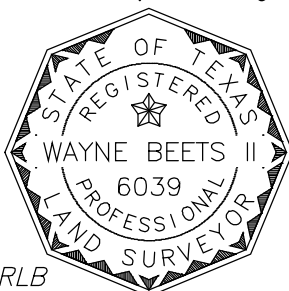
I, Wayne Beets II RPLS No. 6039, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated. Use of this survey by any other parties and or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

DATE: 3-17-2025
REVISED DATE: 04-01-2026

BY: *Wayne Beets*

WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 6039

DRAWN BY: RLB



PREPARED BY:

ROCKIN B



P.O. BOX 5052
MABANK, TEXAS 75147
FIRM No. 10194744
903-288-6810

JOB NO: 20256-138



Planning and Zoning Commission Report

April 13, 2026

Title:

Consider and take action on a request for a Special Use Permit to allow a Tattoo Studio located at 229 East Main Street, Gun Barrel City, Texas.

Executive Summary:

The applicant, Zulema Padilla, has submitted a request for a Special Use Permit (SUP) to operate a Tattoo Studio at 229 East Main Street.

The property is zoned B-2 General Business District. Tattoo studios are permitted only by Special Use Permit pursuant to Sec. 156.041(B)(3)(g) of the Code of Ordinances.

The Planning and Zoning Commission is responsible for making a recommendation to the City Council regarding this request.

Background Information:

Applicant: Zulema Padilla

Property Address: 229 East Main Street

Zoning: B-2 General Business District

Request: Special Use Permit to allow a Tattoo Studio

The subject property is located along East Main Street (SH 334) and is developed with an existing commercial structure.

Public Notices:

- March 20, 2026 – Public hearing notice sent to the newspaper.
- March 25, 2026 – Letters mailed to property owners within 200 feet.
- March 29, 2026 – Public hearing notice published in the newspaper.

Meeting Dates:

- April 13, 2026 – Planning & Zoning Commission.
 - April 28, 2026 – City Council Meeting.
-



Planning and Zoning Commission Report

Staff Analysis

Zoning Compliance

The property is zoned B-2 General Business District, which allows a range of commercial uses. Pursuant to Sec. 156.041(B)(3)(g) of the Code of Ordinances, tattoo studios are permitted only by Special Use Permit

Compatibility with Surrounding Uses

The surrounding area includes a mix of commercial and residential properties.

The proposed tattoo studio is a service-based commercial use that is generally consistent with other uses allowed in the B-2 district.

Site and Operational Considerations

- The business will operate within an existing structure
- No outdoor operations are proposed
- Any signage must comply with Chapter 154 – Signs
- The business must comply with all applicable State of Texas Department of State Health Services (DSHS) requirements

Impact on Public Health, Safety, and Welfare

No adverse impacts are anticipated provided the use complies with all applicable regulations, including building, fire, and state health requirements.

Special Use Permit Considerations

The purpose of the Special Use Permit process is to ensure that certain uses are compatible with surrounding development.

Staff finds that:

- The location along a commercial corridor is appropriate
- The use is consistent with the intent of the B-2 district
- No significant negative impacts have been identified.



Planning and Zoning Commission Report

Proposed Use Details

- The business will operate as an appointment-based, owner-operated studio
- Services include tattooing, body piercing, cosmetic/permanent makeup, and related aesthetic services
- Hours of operation are proposed from 8:00 AM to 9:00 PM
- The business will have one employee (owner only)
- The use will be located within an existing multi-tenant commercial building

Tattoo Studio Specific Requirements (Sec. 156.094):

Per Sec. 156.094(A) of the Code of Ordinances, tattoo studios shall be located a minimum of 1,000 feet from any church, public or private school, or residential zoning district.

Based on review of the subject property and surrounding area, the proposed location is within approximately 83 feet of residential property and therefore does not meet the 1,000-foot separation requirement.

However, Sec. 156.094(A) allows City Council to reduce or waive this distance requirement if it is determined that the operation of the tattoo studio would not be detrimental to the public health, safety, or general welfare, or otherwise offensive to the neighborhood.

Conclusion

The request is consistent with the intent of the B-2 zoning district and meets the general considerations for a Special Use Permit, as the proposed use is compatible with surrounding commercial development and is not anticipated to negatively impact adjacent properties.

The proposed location does not meet the 1,000-foot separation requirement from residential zoning; therefore, approval of the request will require City Council consideration of a waiver of this requirement in accordance with Sec. 156.094(A).

Staff Recommendation:

Staff recommends approval of the Special Use Permit for a Tattoo Studio at 229 East Main Street, including a waiver of the 1,000-foot separation requirement, as permitted by Sec. 156.094(A), subject to City Council determination that the use will not be detrimental to public health, safety, or general welfare.